

7/30/2014

REPORTS OF COMMITTEES

86241

18096

*Reclassification Of Area Shown On Map No. 1-E,  
(As Amended)  
(Application No. 18096)  
(Common Address: 200 -- 214 N. Michigan Ave.)*

RBPD 1229, 00

[SO2014-4967]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential Business Planned Development Number 1229 symbols and indications as shown on Map Number 1-E in an area bounded by:

a line 166.30 feet north of and parallel to East Lake Street; North Michigan Avenue; East Lake Street; and North Garland Court,

to the designation of Residential Business Planned Development Number 1229, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential-Business Planned Development No. 1229, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Business Planned Development Number 1229, as amended consists of approximately 21,706 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, 200 North Michigan Owner LLC.
2. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's

successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or grants of easements, or adjustments of right-of-way, shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assignees, or grantees and approval by the City Council.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an FAR Bonus Calculation Worksheet; an Existing Zoning Map; a General Land Use Map; a Planned Development Boundary and Property Line Map; an Existing Site Plan; a Site Plan; a Lower Level 1 Plan; Level 3 Parking Plan; Level 4 Parking Plan; Level 5 Parking Plan; Level 5.5 Parking Plan; a Landscape and Green Roof Plan; East, South, West and North Building Elevations; Garland Street/West Podium Elevation; and Exhibits depicting bonus for Parking Concealed by Occupiable Spaces; prepared by bKL Architecture LLC dated July 17, 2014. Full-size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall control. This planned development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for

approval as a planned development. In case of a conflict between the terms of this planned development ordinance and the Zoning Ordinance, this planned development ordinance shall control.

5. The following uses shall be allowed within the area herein delineated as Residential Business Planned Development: all uses permitted in the DX-16 Downtown Mixed-Use District Residential Use Group and Commercial Use Group (except Bed and Breakfast, Hotel/Motel, Non-Accessory Parking, Residential Storage Warehouse, and the Vehicle Sales and Service Use category), related and accessory uses, and accessory parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the planned development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the planned development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 21,706 square feet.

Base FAR: 16.0

The improvements to be constructed on the Property will utilize the following series of FAR Bonuses:

|   |       |
|---|-------|
| Affordable Housing:                       | 2.40  |
| Parking Concealed by<br>Occupiable Space: | 1.79  |
| TOTAL FAR:                                | 20.19 |

The calculation of the additional Floor Area Ratio obtained through the series of proposed amenities is as follows:

Affordable Housing

See Statement Number 16.

Parking Concealed by Occupiable Space

Bonus FAR = (area of concealed parking facade/lot area) x 0.40 x Base FAR

(2,330 square feet + 3,749 square feet)/21,706 square feet x 0.40 x 16 = 1.79

The required three 10 foot x 25 foot loading spaces may be located in Lower North Michigan Avenue subject to a grant of privilege approved by the City Council.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this planned development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enable and maximizes universal access throughout the Property. Plans for all buildings and improvements on the

Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote accessibility.

14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The project will be LEED certified and will provide an approximately 9,537 square foot green roof to cover at least 50 percent of the net roof area of the building. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
15. The applicant commits to provide and fully-fund the following infrastructure improvements prior to issuance of the final occupancy certificate for the project:

The relocation of seven existing planters located in front of the Property on Michigan Avenue to the following locations:

1. 852 South Wabash Avenue;
2. 907 South Wabash Avenue;
3. 915 South Wabash Avenue;
4. 917 South Wabash Avenue;
5. 1001 South Wabash Avenue;
6. 1011 South Wabash Avenue; and
7. 1021 South Wabash Avenue;

The funding and provision of all infrastructure improvements detailed in this Statement 15: A) will be the responsibility of the applicant, B) will be subject to review and installation scheduling by the Department of Transportation, and C) must be in accordance with the Department of Transportation Construction Standards for Work in the Public Way in compliance with the Municipal Code of the City of Chicago.

16. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the applicant has requested an increase in the floor area ratio for the Property, as set forth in the bonus worksheet required under Section 17-4-1003-D and attached hereto as an exhibit. Any developer of a building receiving an affordable housing floor area bonus ("Eligible Building") must

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either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund. The applicant has elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the applicant acknowledges and agrees that it must make a cash payment in the amount of \$1,291,931.20 ("Cash Payment"). The applicant must make the required Cash Payment before the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference.

17. Unless construction of the new improvements contemplated in this planned development has commenced within four (4) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the Property shall automatically revert to the DX-16 Downtown Mixed-Use District classification.

[Existing Zoning Map; General Land Use Map; Planned Development Boundary and Property Line Map; Existing Site Plan; Site Plan; Lower Level 1 Plan; Levels 3, 4, 5 and 5.5 Parking Plans; Landscape and Green Roof Plan; North, South, East and West Building Elevations; Garland Street/ West Podium Elevation; Parking Concealed by Occupiable Spaces (Exhibits 1.1 and 1.2); Upper Level Setbacks (Exhibit 2); and On-Site Bonus and Off-Site Bonus Worksheets referred to in these Plan of Development Statements printed on pages 86248 through 86268 of this *Journal*.

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:




*Residential-Business Planned Development No. 1229, As Amended.*

*Bulk Regulations And Data Table.*

Gross Site Area:

45,110 square feet

|  |   |
|--|---|
| Area in Public Way:                                    | 23,404 square feet                              |
| Net Site Area:   | 21,706 square feet                              |
| Maximum Floor Area Ratio:                              | 20.19   |
| Base Floor Area Ratio:                                 | 16.00   |
| Affordable Housing:                                    | 2.40  |
| Parking Concealed by Occupiable Space:                 | 1.79  |
| Maximum Percent of Site Coverage:                      | 100 percent                                     |
| Minimum Number of Off-Street Accessory Parking Spaces: | 125 spaces                                      |
| Minimum Number of Loading Berths:                      | 3 at 10 feet x 25 feet (see Statement Number 8) |
| Minimum Number of Bicycle Spaces:                      | 50  |
| Minimum Required Setbacks:                             | None  |
| Maximum Height:  | 489 feet  |
| Maximum Dwelling Units:                                | 402   |
| Minimum Number of Efficiency Units:                    | 130   |
| Maximum Percentage of Efficiency Units:                | 50 percent                                      |
| Maximum Commercial Area:                               | 24,990 square feet                              |

-  Subject Property  
 Property Line  
 Planned Development Boundary

APPLICANT: 200 N. MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
INTRODUCED: JUNE 25, 2014  
PLAN COMMISSION: JULY 17, 2014

THE JOHN BUCK COMPANY

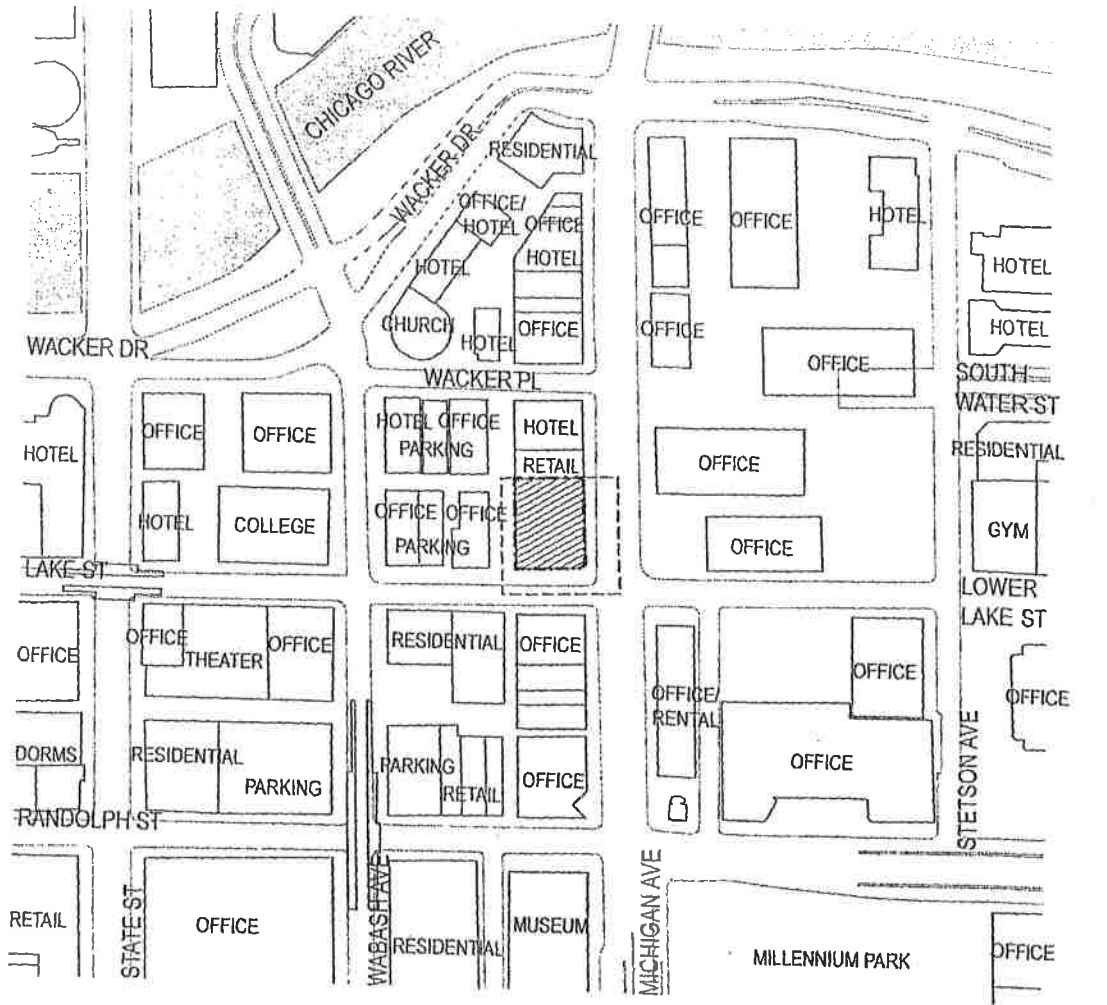




7/30/2014

# REPORTS OF COMMITTEES

86249



GENERAL LAND-USE MAP  
Scale: N.T.S.

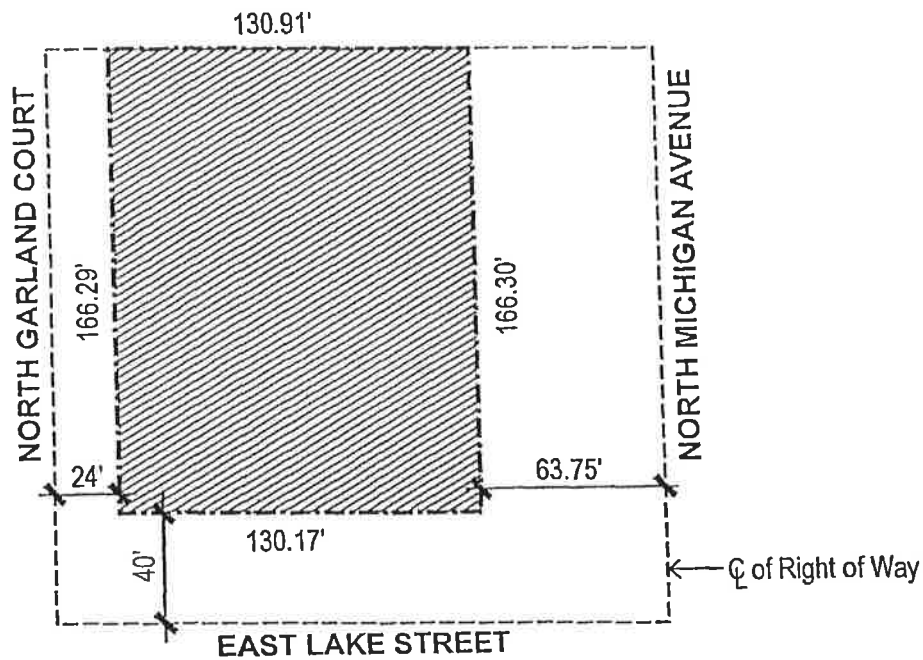


- Subject Property
- Property Line
- Planned Development Boundary

APPLICANT: 200 N. MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
INTRODUCED: JUNE 25, 2014  
PLAN COMMISSION: JULY 17, 2014




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PLANNED DEVELOPMENT BOUNDARY  
AND PROPERTY LINE MAP  
Scale: N.T.S.

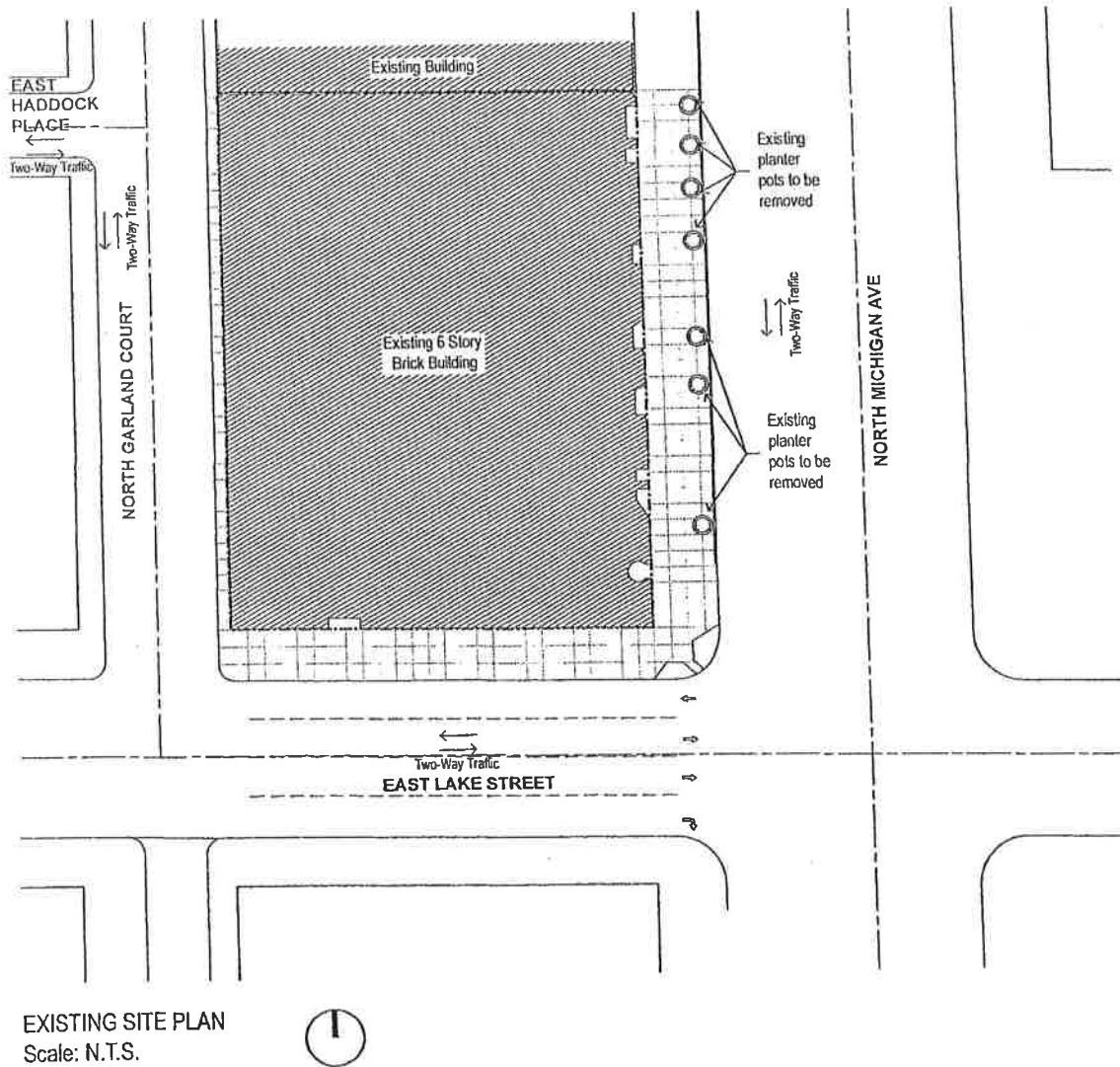


-  Subject Property
-  Property Line
-  Planned Development Boundary

APPLICANT: 200 N. MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
INTRODUCED: JUNE 25, 2014  
PLAN COMMISSION: JULY 17, 2014

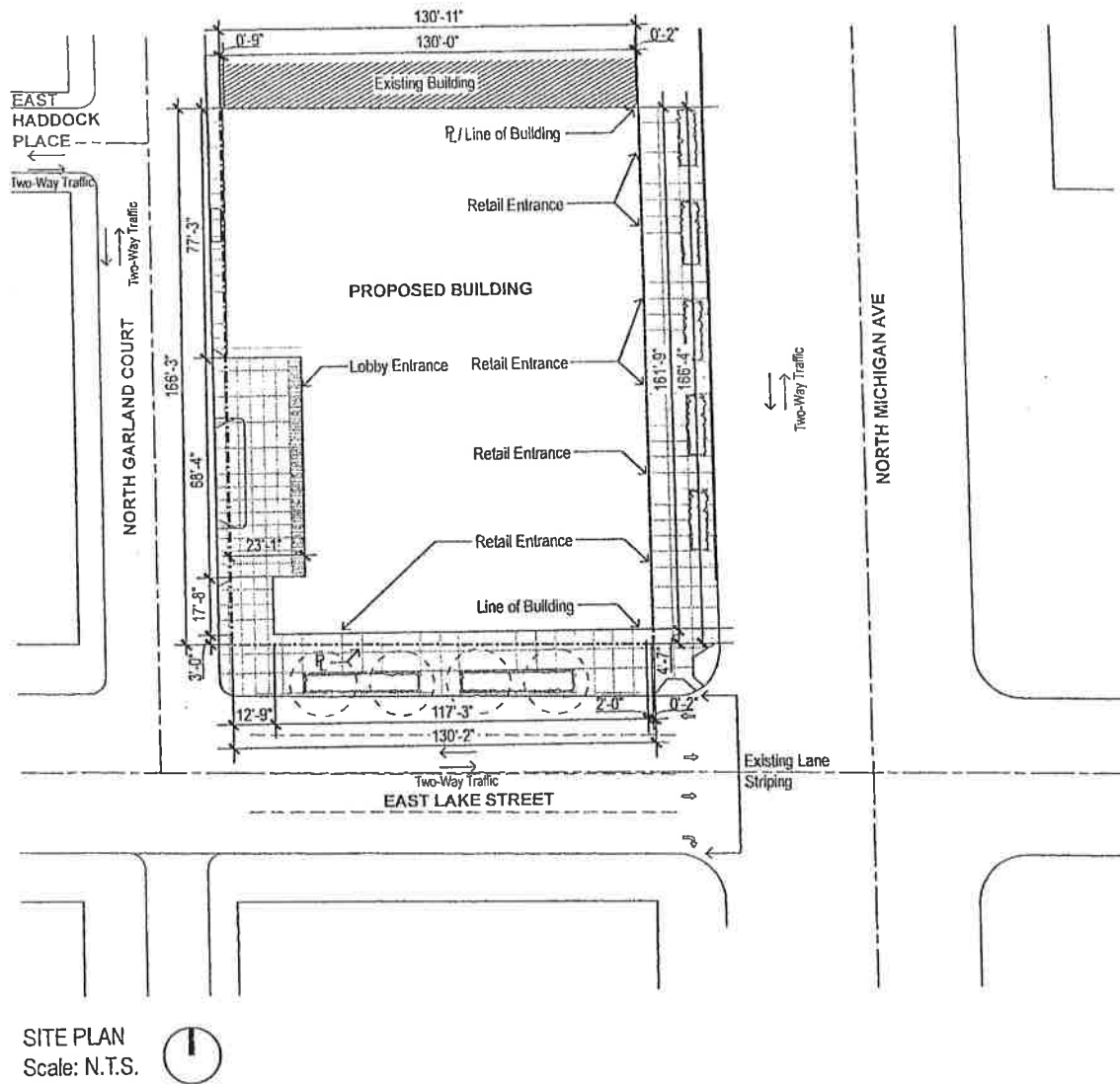
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APPLICANT: 200 N. MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
INTRODUCED: JUNE 25, 2014  
PLAN COMMISSION: JULY 17, 2014

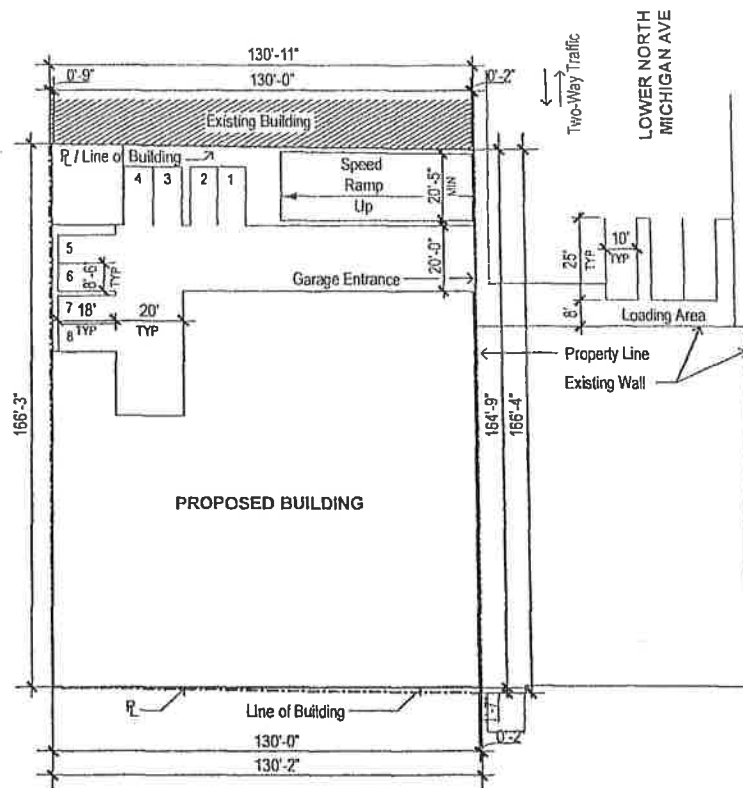
THE JOHN BUCK COMPANY  
**bKL**



APPLICANT: 200 N. MICHIGAN OWNER, LLC  
 ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
 INTRODUCED: JUNE 25, 2014  
 PLAN COMMISSION: JULY 17, 2014

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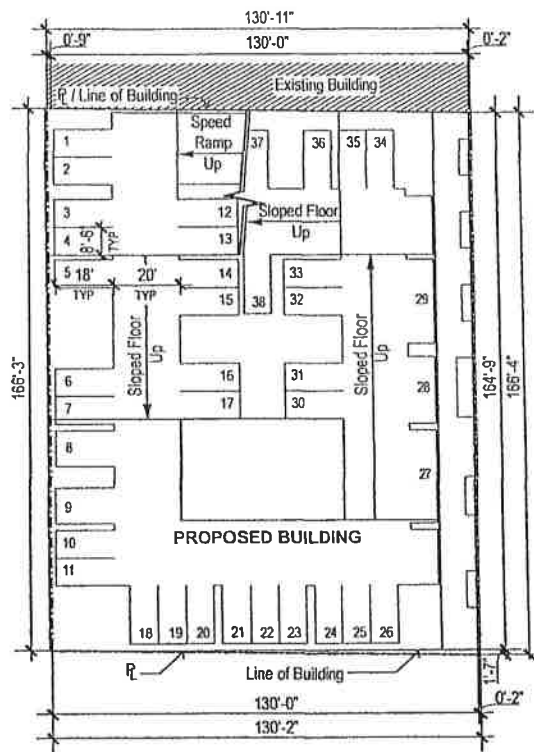
LOWER LEVEL 1 PLAN  
Scale: N.T.S.



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ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
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PLAN COMMISSION: JULY 17, 2014

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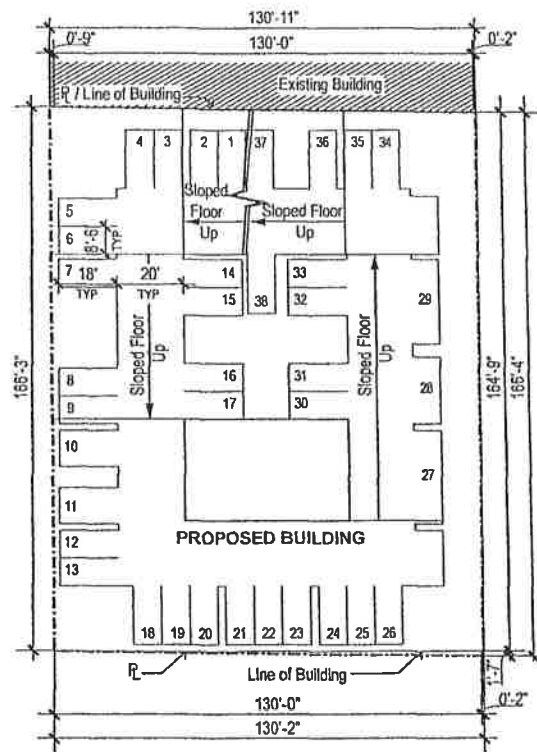
LEVEL 3 PARKING PLAN  
Scale: N.T.S.



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ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
INTRODUCED: JUNE 25, 2014  
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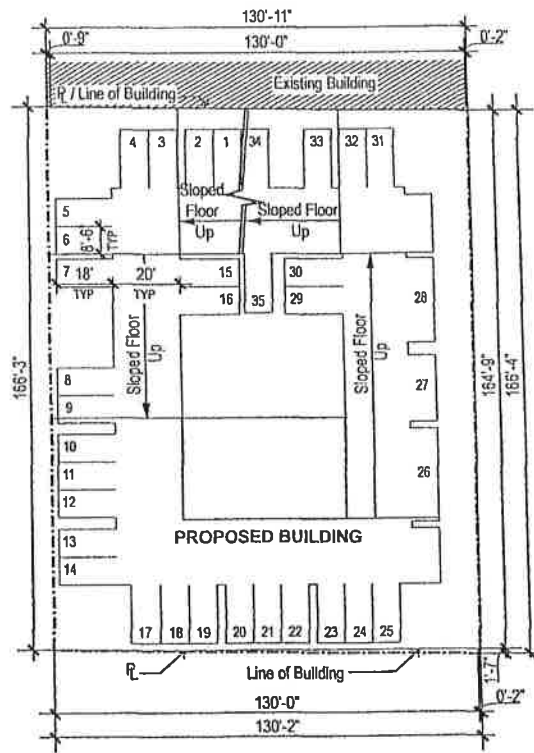
LEVEL 4 PARKING PLAN  
Scale: N.T.S.



APPLICANT: 200 N. MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
INTRODUCED: JUNE 25, 2014  
PLAN COMMISSION: JULY 17, 2014

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b7C, b7D, KL



LEVEL 5 PARKING PLAN  
Scale: N.T.S.

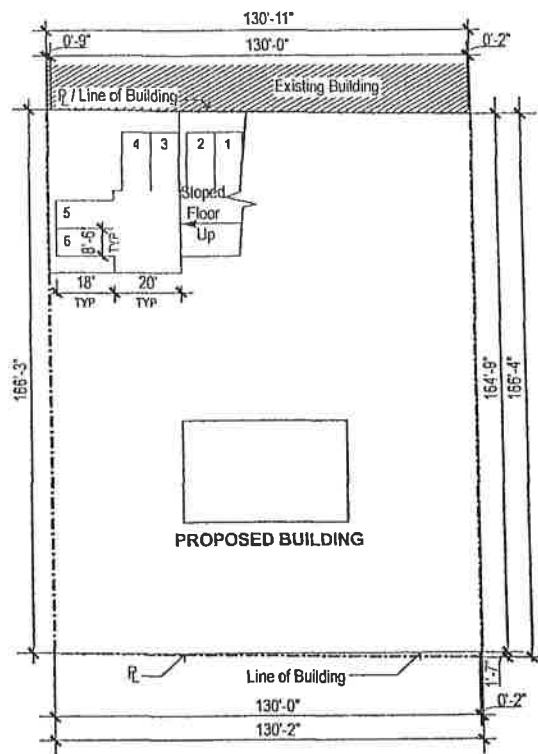


APPLICANT: 200 N. MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
INTRODUCED: JUNE 25, 2014  
PLAN COMMISSION: JULY 17, 2014

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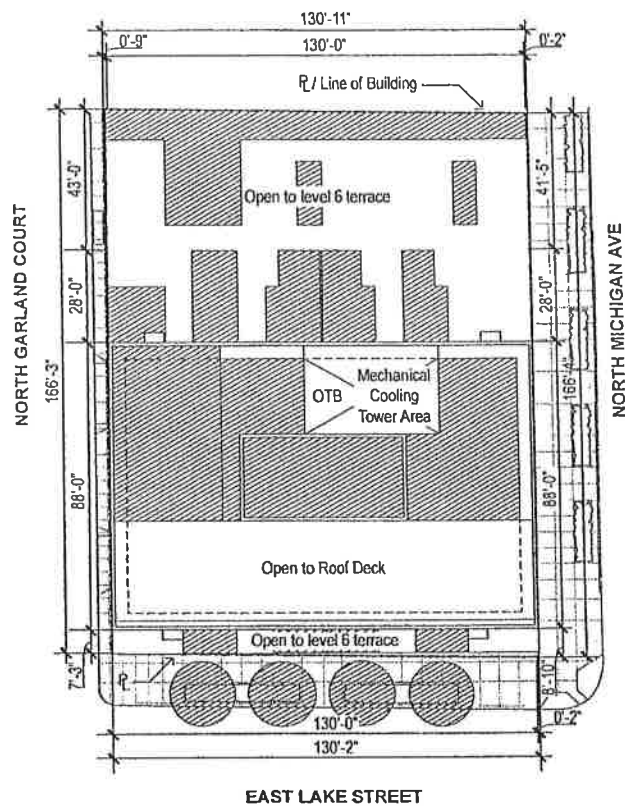
LEVEL 5.5 PARKING PLAN  
Scale: N.T.S.



APPLICANT: 200 N. MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
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PLAN COMMISSION: JULY 17, 2014

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LANDSCAPE & GREEN ROOF PLAN  
Scale: N.T.S.



#### Roof Area

|                         |              |
|-------------------------|--------------|
| Overall Gross Roof Area | 21,618 sq ft |
| Overall Net Roof Area   | 18,769 sq ft |
| Total Green             | 9,537 sq ft  |
| % Green                 | 50.8%        |



Proposed shade  
street trees

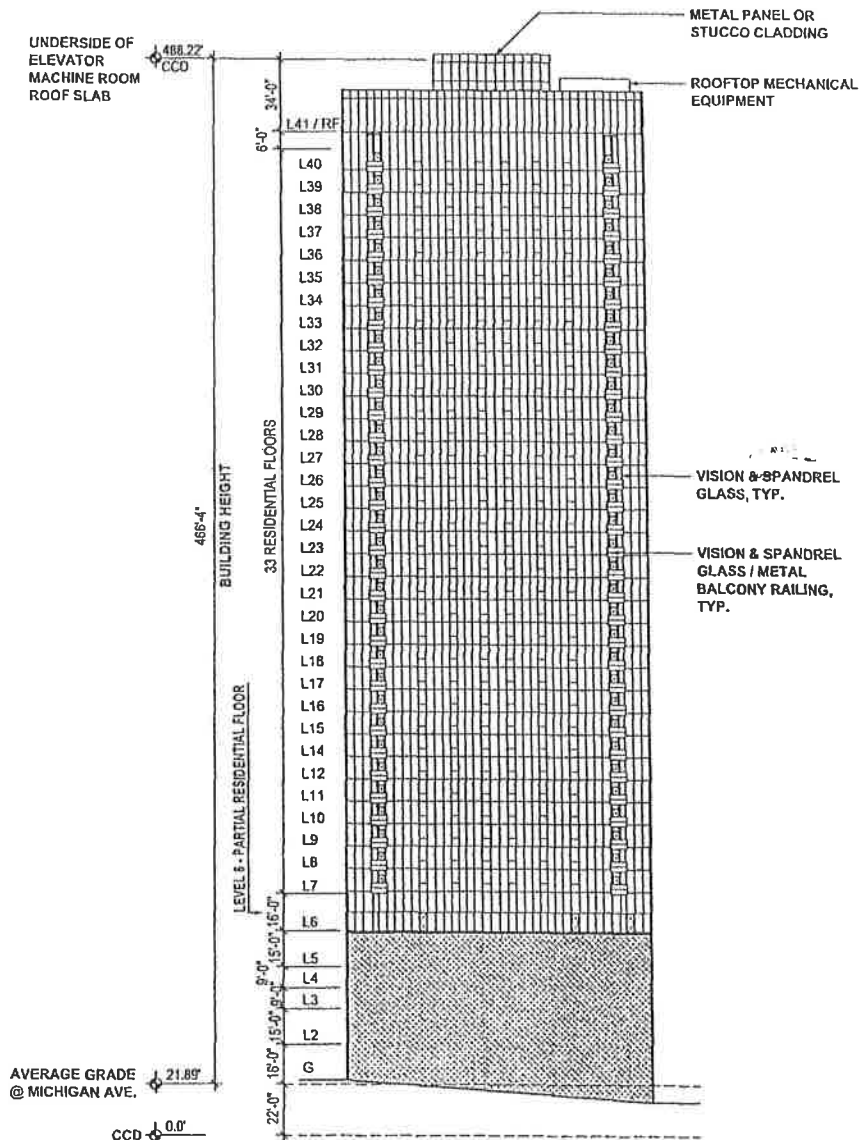


Greenroof

APPLICANT: 200 N. MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
INTRODUCED: JUNE 25, 2014  
PLAN COMMISSION: JULY 17, 2014

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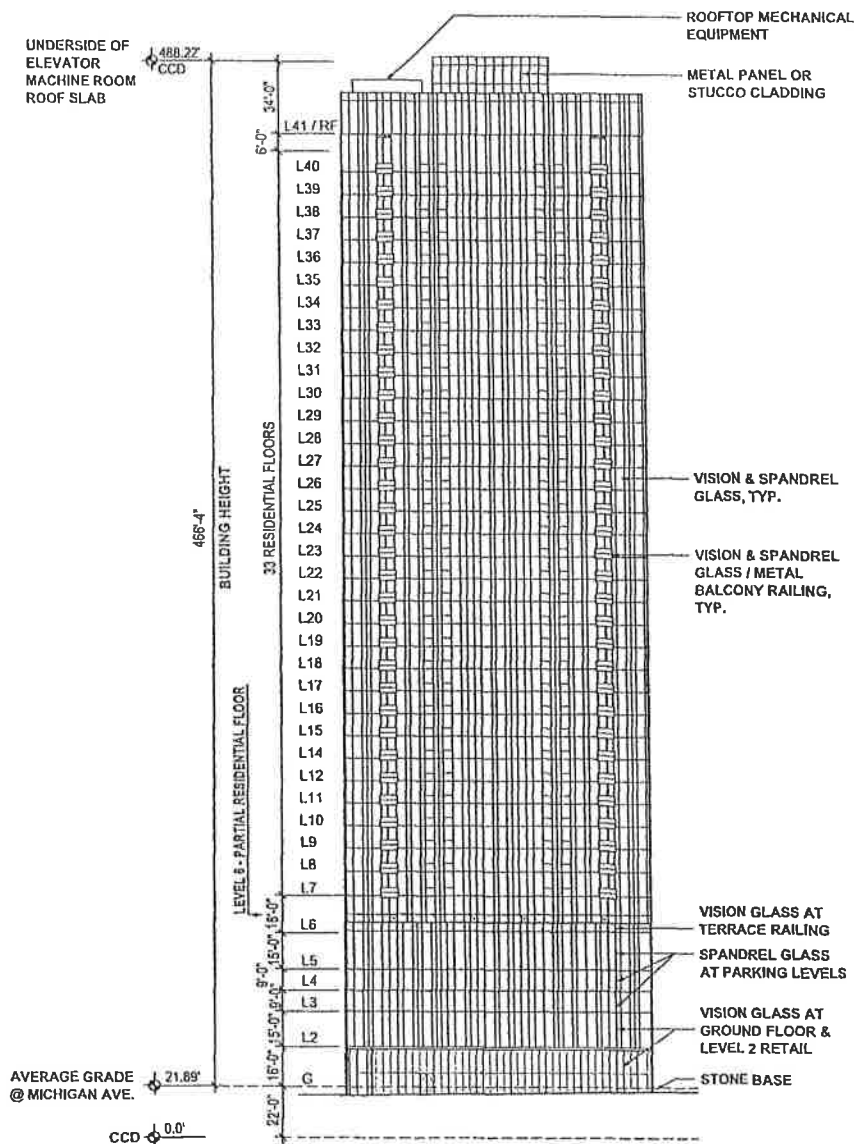


NORTH BUILDING ELEVATION  
Scale: N.T.S.

APPLICANT: 200 N. MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
INTRODUCED: JUNE 25, 2014  
PLAN COMMISSION: JULY 17, 2014

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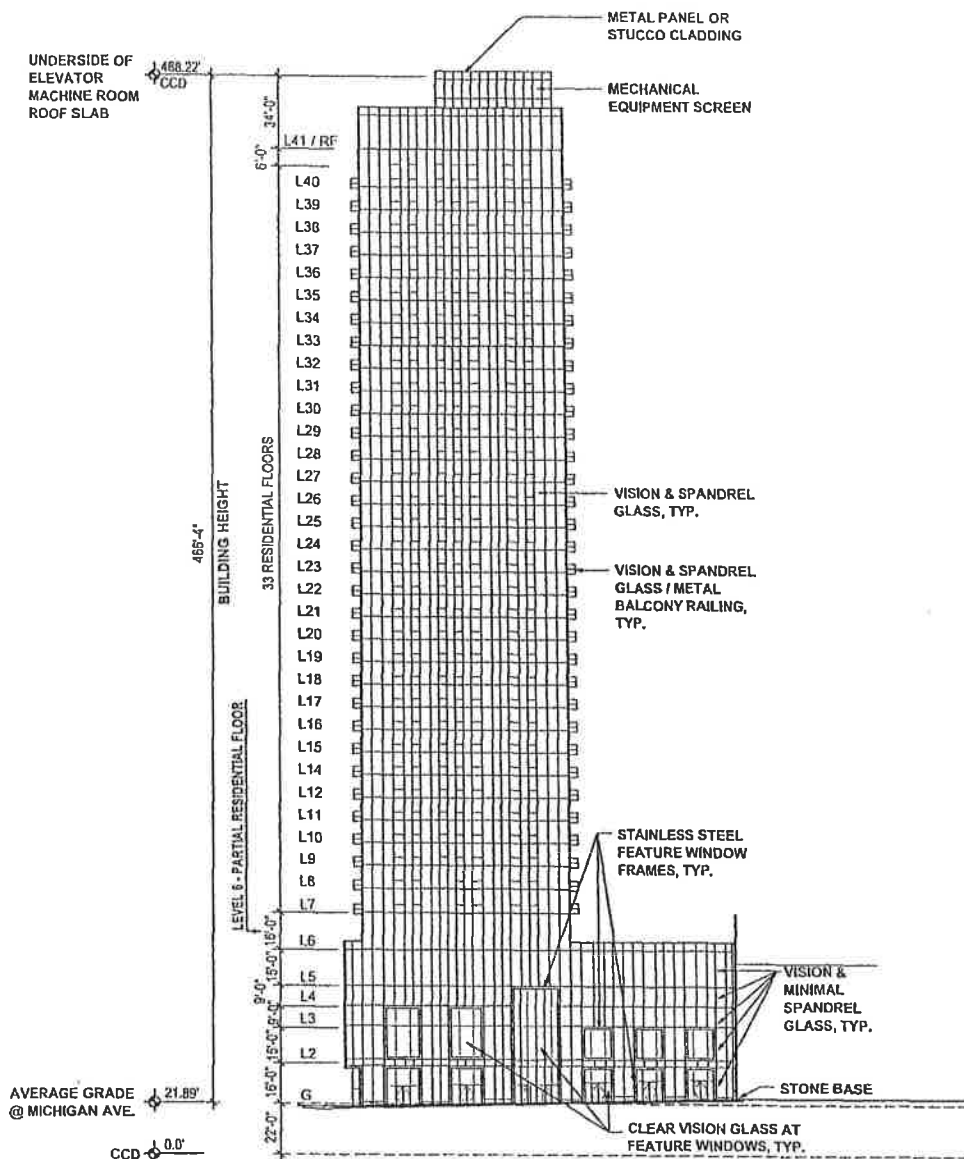
SOUTH BUILDING ELEVATION

Scale: N.T.S.

APPLICANT: 200 N. MICHIGAN OWNER, LLC  
 ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
 INTRODUCED: JUNE 25, 2014  
 PLAN COMMISSION: JULY 17, 2014

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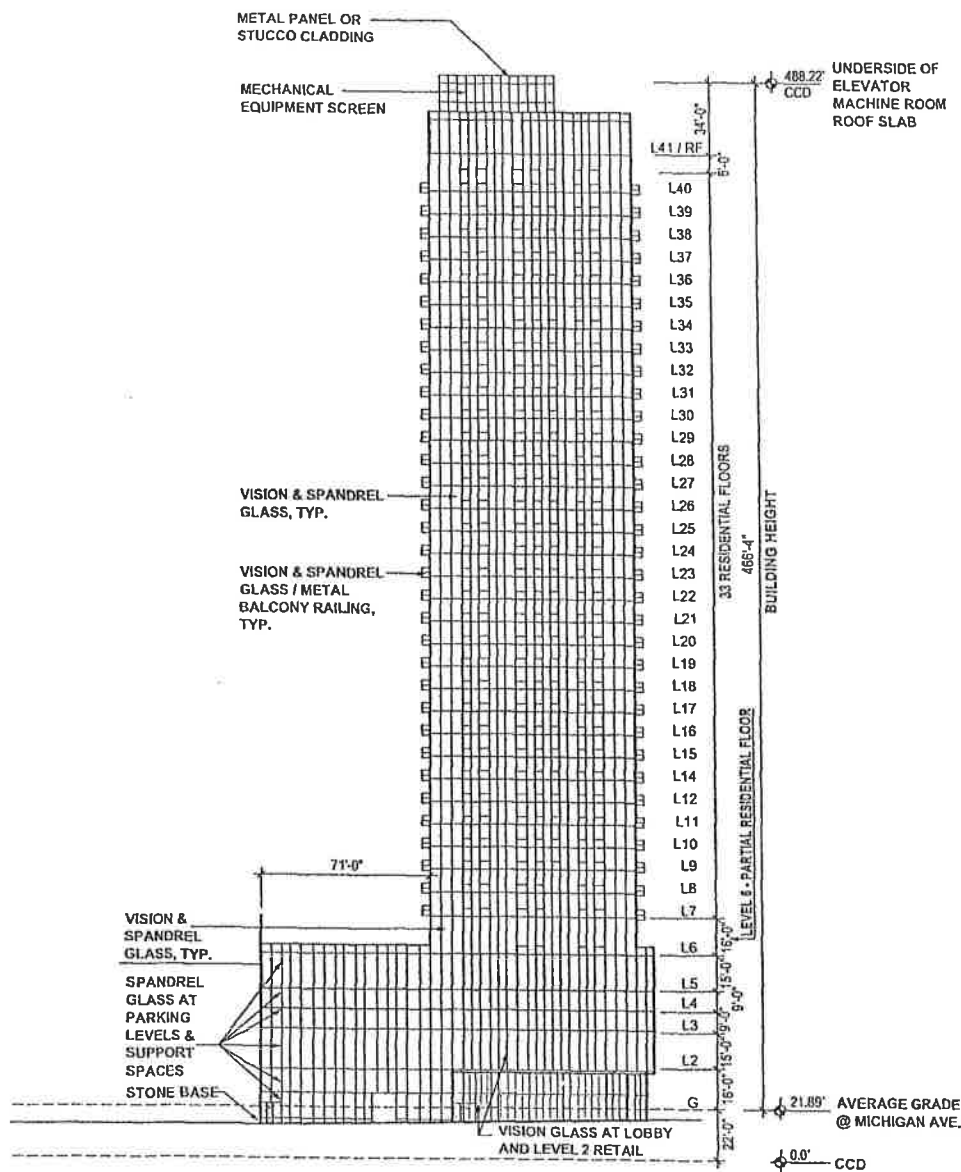
EAST BUILDING ELEVATION

Scale: N.T.S.

APPLICANT: 200 N. MICHIGAN OWNER, LLC  
 ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
 INTRODUCED: JUNE 25, 2014  
 PLAN COMMISSION: JULY 17, 2014

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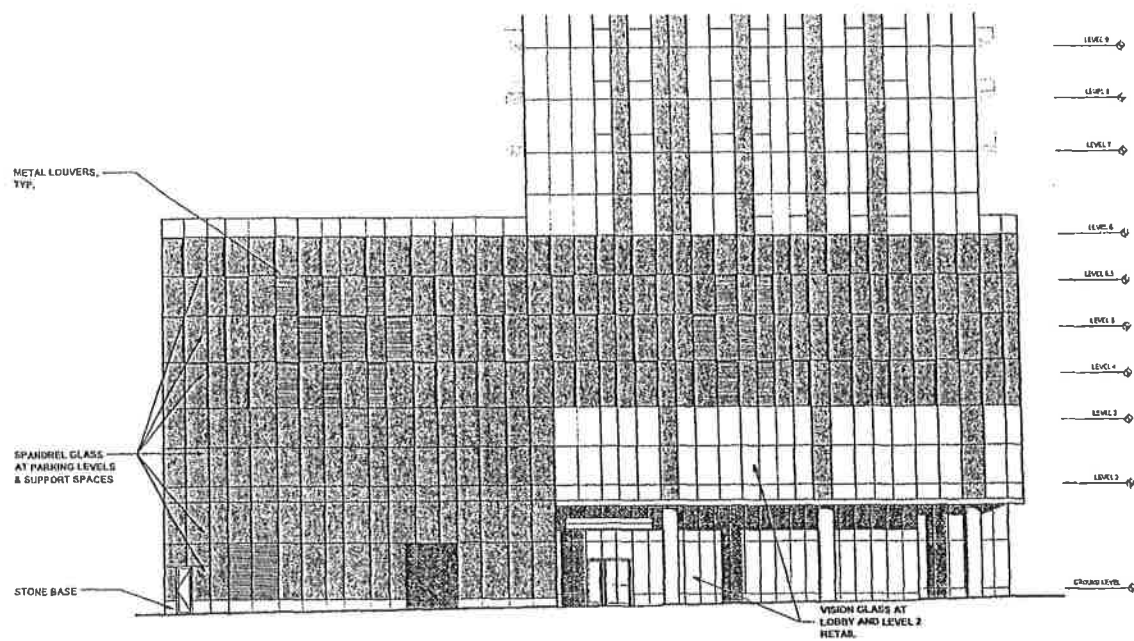


WEST BUILDING ELEVATION  
Scale: N.T.S.

APPLICANT: 200 N. MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
INTRODUCED: JUNE 25, 2014  
PLAN COMMISSION: JULY 17, 2014

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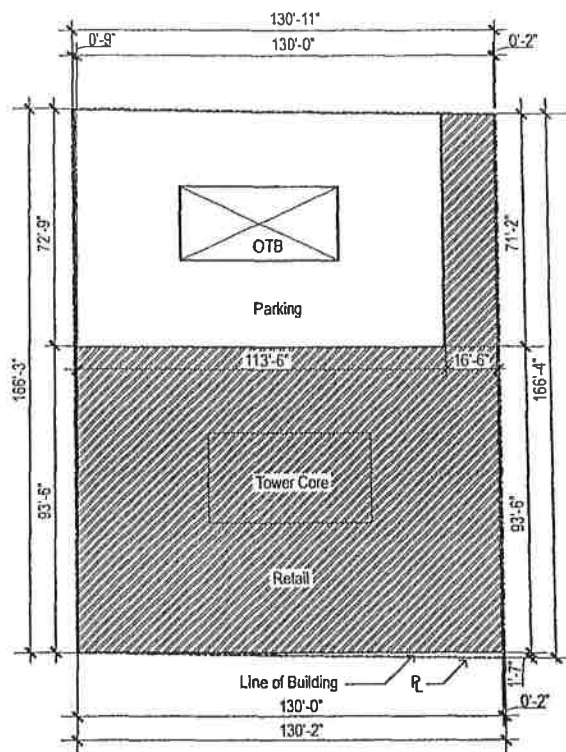


GARLAND STREET / WEST PODIUM ELEVATION  
Scale: N.T.S.

APPLICANT: 200 N. MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
INTRODUCED: JUNE 25, 2014  
PLAN COMMISSION: JULY 17, 2014

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LEVEL 2 PLAN DIAGRAM

EXHIBIT 1.1  
 PARKING CONCEALED BY OCCUPIABLE SPACES  
 Scale: N.T.S.



APPLICANT: 200 N. MICHIGAN OWNER, LLC  
 ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
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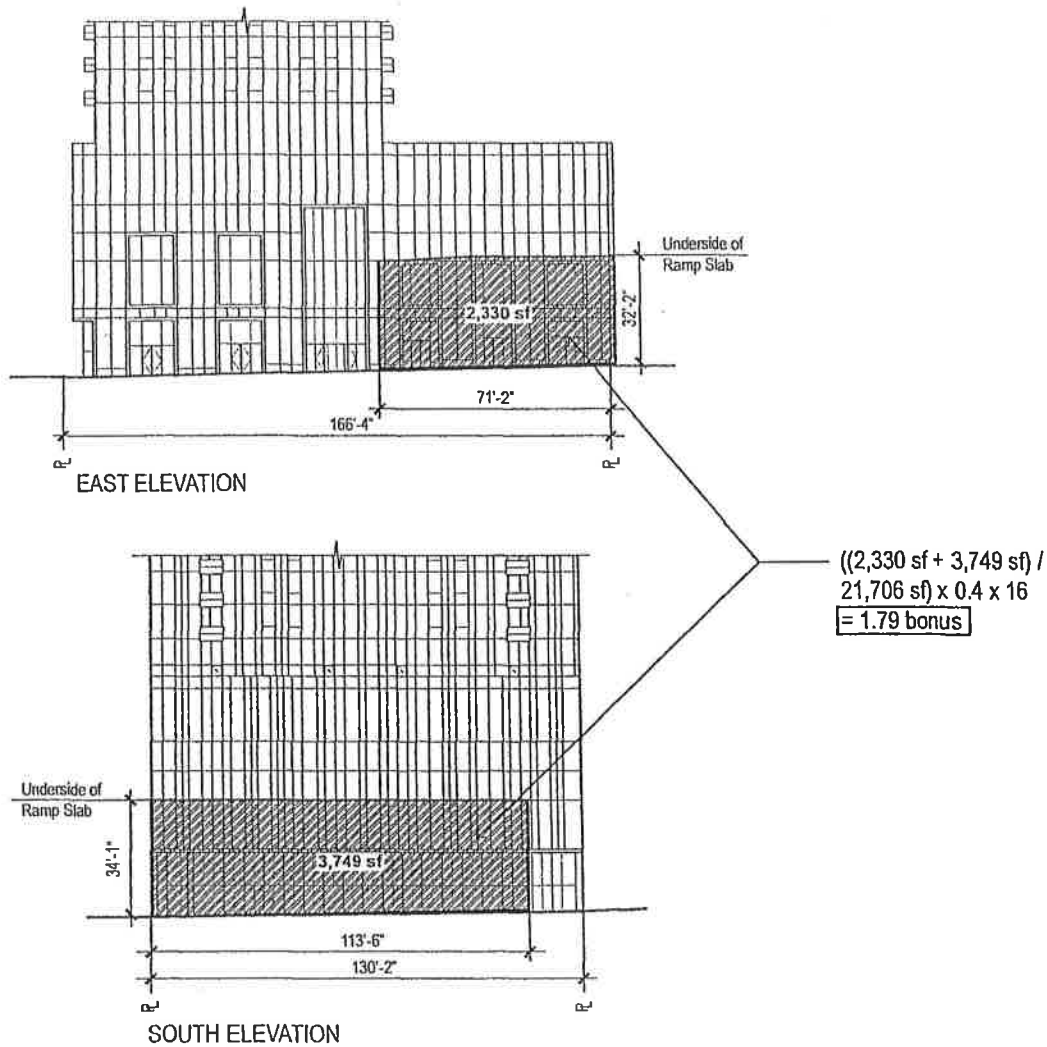


EXHIBIT 1.2  
 PARKING CONCEALED BY OCCUPIABLE SPACES  
 Scale: N.T.S.

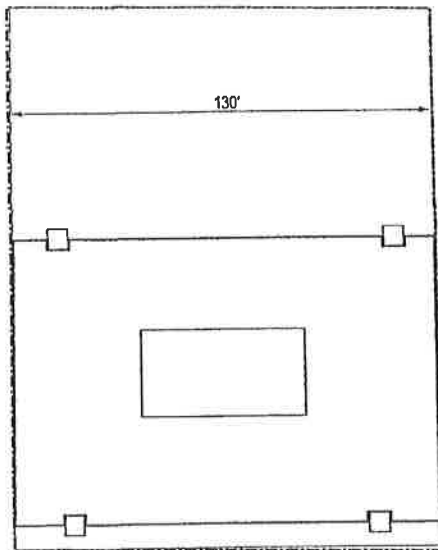


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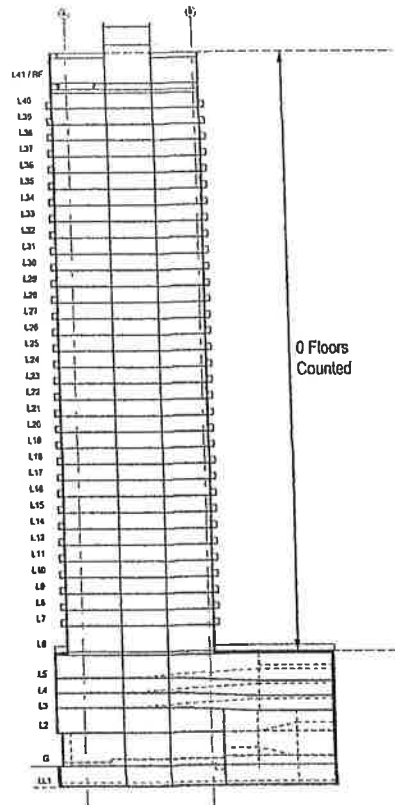
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0.00 bonus



PLAN DIAGRAM



SECTION DIAGRAM

EXHIBIT 2  
UPPER LEVEL SETBACKS  
Scale: N.T.S.



APPLICANT: 200 N. MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE, CHICAGO, ILLINOIS  
INTRODUCED: JUNE 25, 2014  
PLAN COMMISSION: JULY 17, 2014

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CITY OF CHICAGO  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
BUREAU OF ZONING AND LAND USE  
APPLICATION FOR ZONING BONUS REVIEW

### WORKSHEET: FAR BONUS CALCULATION

Property Address: 200-214 N. Michigan Ave.

Zoning District: PD #1229

#### ON-SITE BONUSES

| Amenity                                       | Amenity area<br>(in sq.ft.) | Lot area<br>(in sq.ft.) | Premium<br>Factor | Base FAR | FAR Bonus<br>calculated<br>(A/B) * C * D | FAR<br>Bonus Cap<br>compare with                                 |
|---|-----------------------------|-------------------------|-------------------|----------|--|--|
| Formula:                                      | A                           | B                       | C                 | D        |  |  |
| Affordable Housing –<br>On-Site               |                             |                         | 4                 | (1)      |  | 1.00 (-5)<br>1.75 (-7)<br>2.50 (-10)<br>3.60 (-12)<br>4.80 (-16) |
| Public Plaza and Pocket Park                  |                             |                         | 1                 |          |  | 6  |
| Chicago Riverwalk                             |                             |                         | 1                 |          |  | —  |
| Winter Garden                                 |                             |                         | 1                 |          |  | 3  |
| Through-Block Connection<br>(Indoor)          |                             |                         | 0.66              |          |  | —  |
| Through-Block Connection<br>(Outdoor)         |                             |                         | 1                 |          |  | —  |
| Sidewalk Widening                             |                             |                         | 2                 |          |  | —  |
| Arcade  |                             |                         | 1.25              |          |  | 2  |
| Water Feature                                 |                             |                         | 0.3               |          |  | 1  |
| Upper-Level Setbacks<br>(-7 & -10 Districts)  |                             |                         | 0.3               |          |  | 1  |
| Upper-Level Setbacks<br>(-12 & -16 Districts) |                             |                         | 0.4               |          |  | 25% of D   |
| Lower-Level Planting Terrace                  |                             |                         | 1                 |          |  | —  |
| Green Roofs                                   |                             |                         | 0.3               |          |  | 2  |
| Underground Parking<br>(Levels -1 & -2)       |                             |                         | 0.15              |          |  | 30% of D   |
| Underground Parking<br>(Level -3 or lower)    |                             |                         | 0.2               |          |  | 30% of D   |
| Underground Loading                           |                             |                         | 0.15              |          |  | 30% of D   |
| Parking Concealed by<br>Occupiable Space      | 6,079                       | 21,706                  | 0.4               | 16.0     | 1.79                                     | 25% of D   |
| Total FAR Bonus<br>On-Site Improvements       |                             |                         |                   |          | 1.79                                     |  |

### OFF-SITE BONUSES

#### Calculation of Financial Contribution

Formula: Cash contribution for 1 sq. ft. of FAR bonus = 0.8 x median cost of 1 sq. ft. of buildable floor area

| Amenity                         | Bonused Square Feet Desired | Discount Factor | median cost of 1 sq. ft. of buildable floor area (in \$): See City Survey of Land Cost | Base FAR | Financial Contribution |
|---------------------------------|-----------------------------|-----------------|--|----------|------------------------|
| Formula:                        | A                           | B               | C  | D        | E=A*B*C                |
| Off-Site Park or Riverwalk      |                             | 0.8             |  |          |                        |
| Street Lighting and Landscaping |                             | 0.8             |  |          |                        |
| Transit Station Improvements    |                             | 0.8             |  |          |                        |
| Pedway Improvements             |                             | 0.8             |  |          |                        |
| Adopt-A-Landmark                |                             | 0.8             |  |          |                        |
| Affordable Housing              | 52,094                      | 0.8             | \$31.00  | 16.0     | \$1,291,931.20         |
| Education                       |                             | 0.8             |  |          |                        |
| <b>Totals</b>                   | <b>52,094</b>               |                 |  |          | <b>\$1,291,931.20</b>  |

#### Comparison to FAR Bonus Cap

| Amenity                         | Total Bonused Square Feet | Lot Area (in sq. ft.) | Base FAR | FAR Bonus calculated | FAR Bonus Cap:   |
|---------------------------------|---------------------------|-----------------------|----------|----------------------|--|
| Formula:                        | F                         | G                     | H        | I = (F/G) * H        | Compare with   |
| Off-Site Park or Riverwalk      |                           |                       |          |                      | 20% of H   |
| Street Lighting and Landscaping |                           |                       |          |                      | 20% of H   |
| Transit Station Improvements    |                           |                       |          |                      | 20% of H   |
| Pedway Improvements             |                           |                       |          |                      | 20% of H   |
| Adopt-A-Landmark                |                           |                       |          |                      | 20% of H   |
| Affordable Housing              | 52,094                    | 21,706                | 16.0     | 2.40                 | 20% of H (-5)<br>25% of H (-7, -10)<br>30% of H (-12, -16) |
| Education                       |                           |                       |          |                      | 25% of H (-10)<br>30% of H (-12, -16)                      |

If FAR Bonus calculated exceeds FAR Bonus Cap, the effective FAR Bonus for Off-Site Improvements is equal to the FAR Bonus Cap

### Summary

|                                     |                       |
|-------------------------------------|-----------------------|
| Base FAR                            | 16.00                 |
| FAR Bonus for On-Site Improvements  | 1.79                  |
| FAR Bonus for Off-Site Improvements | 2.40                  |
| <b>Total FAR</b>                    | <b>20.19</b>          |
| <b>Total Financial Contribution</b> | <b>\$1,291,931.20</b> |

|   |                    |
|---|--------------------|
| Maximum Floor Area with Base FAR                | 347,296 sf.        |
| Floor Area with FAR Bonus On-Site Improvements  | 38,906 sf.         |
| Floor Area with FAR Bonus Off-Site Improvements | 52,094 sf.         |
| <b>Total Maximum Floor Area</b>                 | <b>438,296 sf.</b> |

Signature of Applicant

Rev. May 2014

7/8/14  
Date

Received by (Dept. of Planning & Dev.)

7/8/14  
Date



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

June 25, 2014

John J. George  
Schuyler, Roche & Crisham, P.C.  
Two Prudential Plaza  
180 North Stetson Avenue  
Suite 3700  
Chicago, IL 60601

**Re: Amended Administrative Relief request for Residential Business Planned Development No. 1229, 200 North Michigan Avenue**

Dear Mr. George:

Please be advised that your amended request for a minor change to Residential Business Planned Development No. 1229 ("PD 1229"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1229.

On May 9, 2014, your previous administrative relief request for this building on behalf of the property owner of PD 1229, 200 North Michigan Owner, LLC was denied. Your previous request sought relief for the removal of the 6<sup>th</sup> floor residential portion of the building and for items numbered 2 through 5 below. That request was denied based on the removal of the 6<sup>th</sup> floor residential portion resulting in the elimination of the upper level setback and its resulting bonus, which requires an amendment to the Planned Development. At this time, you are seeking an administrative relief for the following:


1. The removal of a typical residential floor from the tower of the building. This change will result in a reduction in building height from 498 to 489 feet and the relocation of the residential amenities space;
2. The west wall of the retail unit by the porte cochere was shifted 2'-0" to the east to provide a wider walkway to the residential entrance from Lake Street;
3. The elimination of the middle two columns of balconies located on the south elevation;
4. The reduction in the height of the level 6 curtain wall screen from 16' to 3'-6" guardrail height; and
5. The relocation of the cooling towers and mechanical equipment to the roof. The following revised drawings, Site Plan, North, South, East and West Building Elevations, and the Garland Street/West Podium Elevation, shall be inserted into the main file.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 1229, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

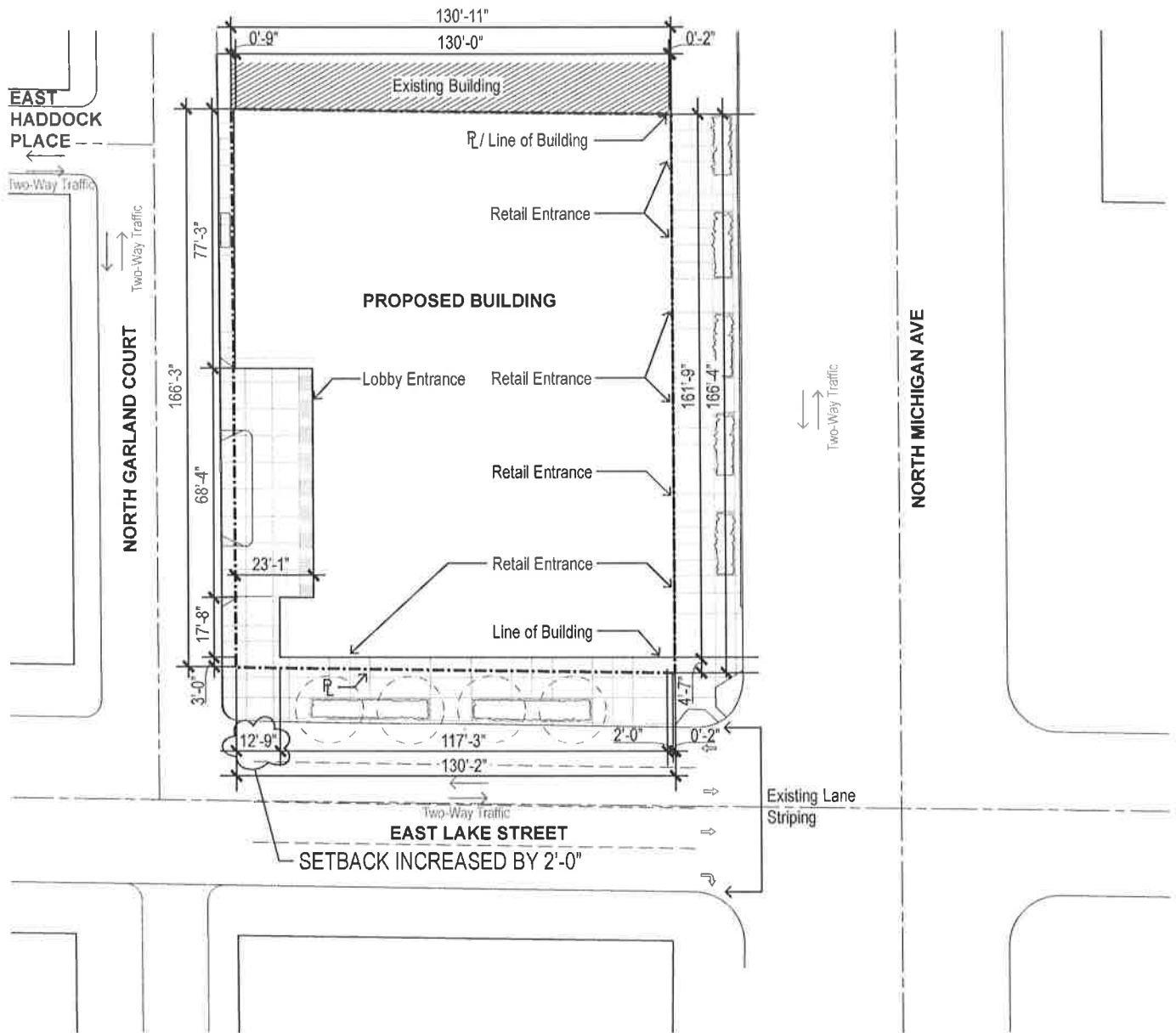
This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:HG:tm

C: Mike Marmo, Erik Glass, Fred Deters, Main file



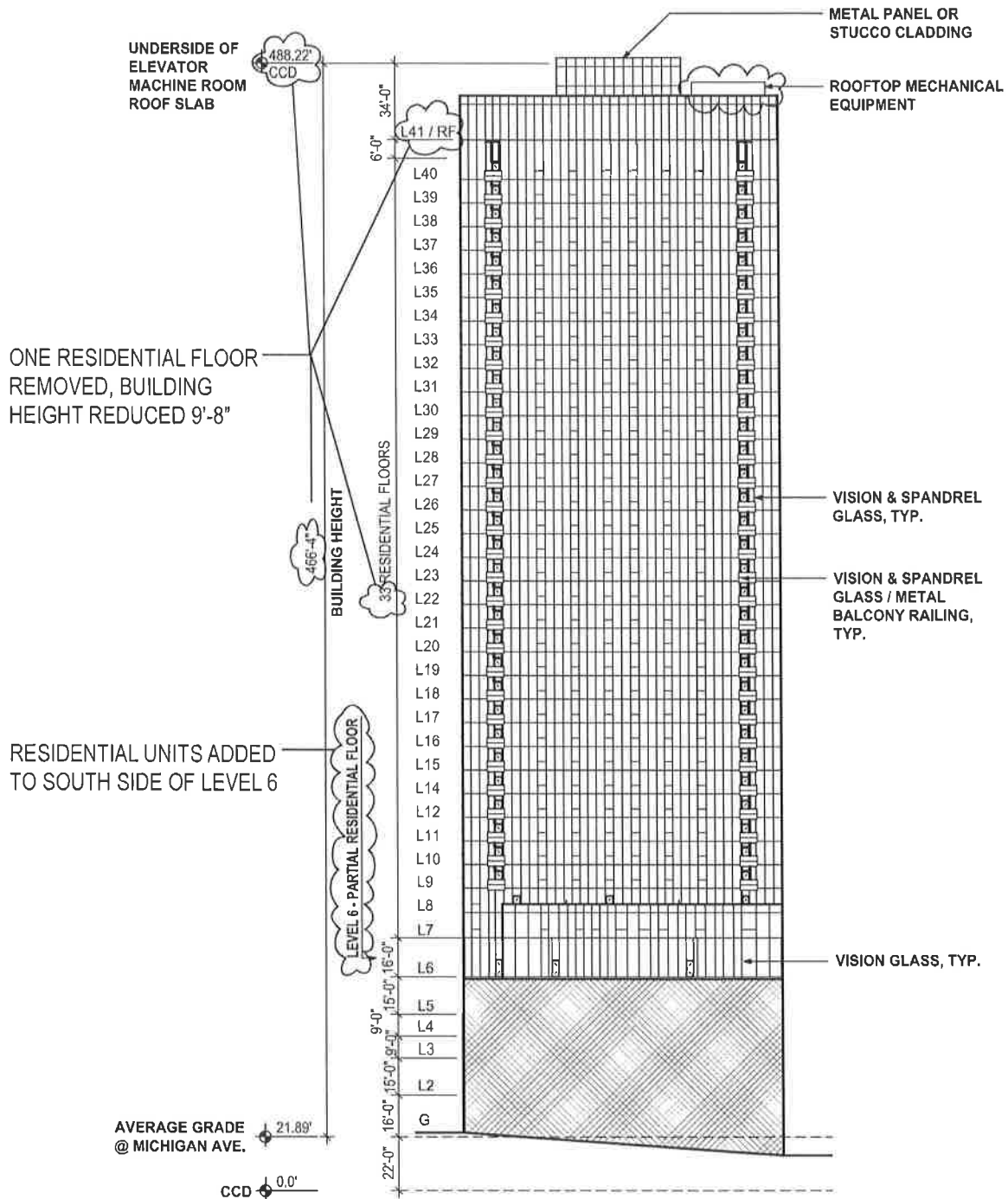
SITE PLAN  
Scale: N.T.S.



APPLICANT: 200 NORTH MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE  
DATE OF INTRODUCTION: JULY 24, 2013  
AMENDMENT TO PD # 1229

THE JOHN BUCK COMPANY





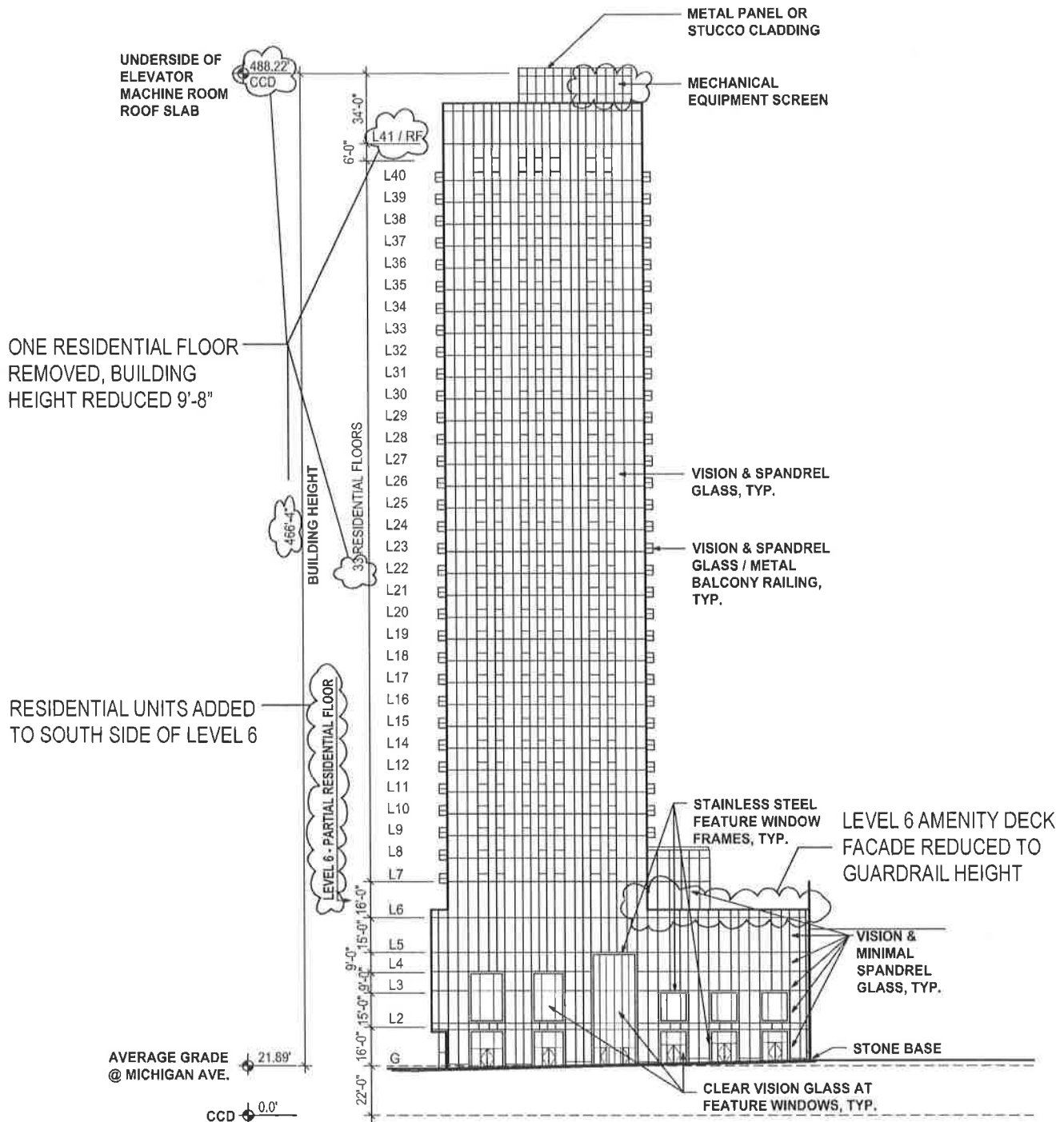
# NORTH BUILDING ELEVATION

Scale: N.T.S.

APPLICANT: 200 NORTH MICHIGAN OWNER, LLC  
 ADDRESS: 200-214 NORTH MICHIGAN AVENUE  
 DATE OF INTRODUCTION: JULY 24, 2013  
 AMENDMENT TO PD # 1229







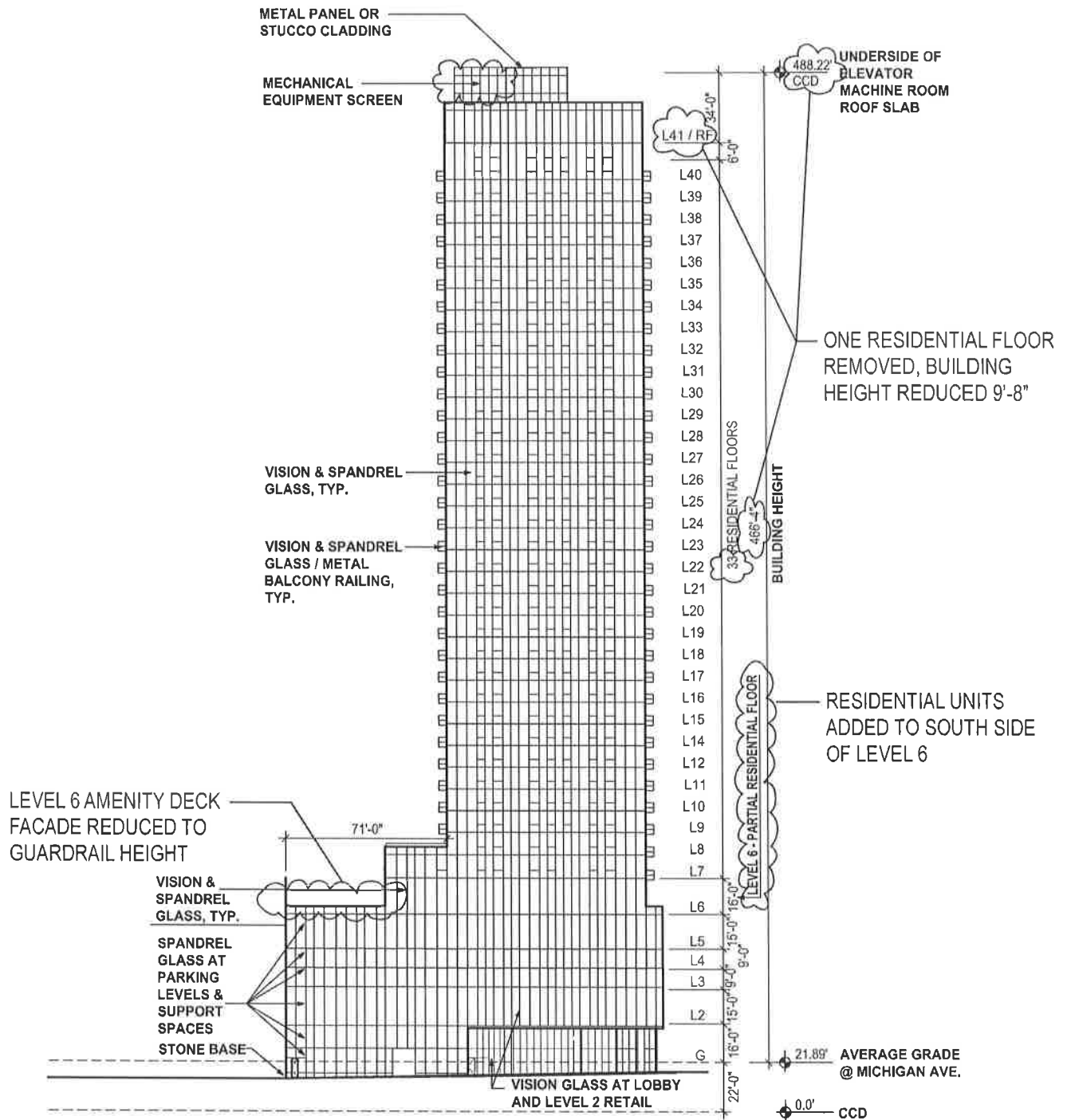
# EAST BUILDING ELEVATION

Scale: N.T.S.

APPLICANT: 200 NORTH MICHIGAN OWNER, LLC  
 ADDRESS: 200-214 NORTH MICHIGAN AVENUE  
 DATE OF INTRODUCTION: JULY 24, 2013  
 AMENDMENT TO PD # 1229

THE JOHN BUCK COMPANY

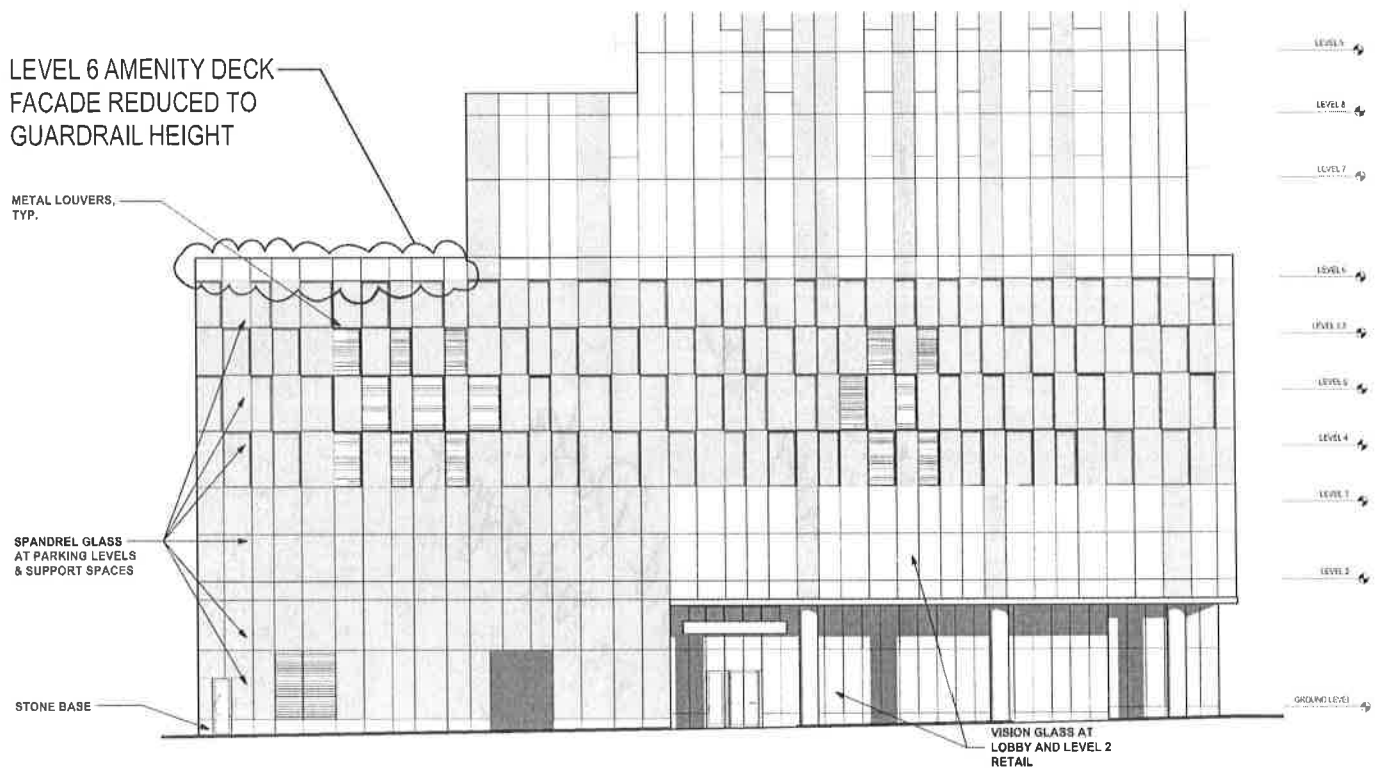




# WEST BUILDING ELEVATION

Scale: N.T.S.

APPLICANT: 200 NORTH MICHIGAN OWNER, LLC  
 ADDRESS: 200-214 NORTH MICHIGAN AVENUE  
 DATE OF INTRODUCTION: JULY 24, 2013  
 AMENDMENT TO PD # 1229



GARLAND STREET / WEST PODIUM ELEVATION  
Scale: N.T.S.

APPLICANT: 200 NORTH MICHIGAN OWNER, LLC  
ADDRESS: 200-214 NORTH MICHIGAN AVENUE  
DATE OF INTRODUCTION: JULY 24, 2013  
AMENDMENT TO PD # 1229

THE JOHN BUCK COMPANY  
**b KL**



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 9, 2014

John J. George  
Schuyler Roche Crisham, P.C.  
Two Prudential Plaza  
180 N. Stetson Avenue, Suite 3700  
Chicago, IL 60601

**Re: Administrative Relief request for Residential Business Planned Development No. 1229  
200 North Michigan Avenue**

Dear Mr. George:


Please be advised that your request for a minor change to Residential Business Planned Development No. 1229 ("PD 1229"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of PD 1229.

Your client, 200 North Michigan Owner, LLC is seeking an administrative relief to allow:

1. Removal of the 6<sup>th</sup> floor of the residential portion of the building. This change would result in (i) the reduction in the height of the building from 497.89 feet to 488.22 feet; (ii) the reduction of the square footage of the building from 532,852 gsf. to 510,060 gsf.; (iii) the FAR square footage of the building as now proposed is 428,979 sf which calculates to an FAR of 19.76; (iv) the elimination of the upper level setback above the 6<sup>th</sup> floor and therefore the upper level setback FAR bonus of 1.44 is not being utilized; (v) the level 8 terrace green roof space is being moved down to the level 6 terrace; (vi) the residential amenities formerly located on level 6 are being relocated to the 2<sup>nd</sup> and 41<sup>st</sup> levels;
2. The west wall of the retail unit by the porte cochere was shifted 2'-0" to the east to provide a wider walkway to the residential entrance from Lake Street;
3. The elimination of the middle two columns of balconies located on the south elevation;
4. Reduction in the height of the level 6 curtain wall screen from 16' to 3'-6" guardrail height; and
5. Relocating cooling towers and mechanical equipment to the roof.

With regard to your first request, pursuant to Section 17-4-1003-E (2) of the Zoning Ordinance, in the case of an existing planned development, any elimination or reduction in size of an amenity for which a floor area bonus was granted requires an amendment to the planned development ordinance and final approval by the City Council. Therefore, the elimination of the upper level setback above the 6<sup>th</sup> floor and its resulting bonus requires an amendment and cannot be approved administratively. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 1229, I hereby deny the foregoing administrative relief request.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

C: Mike Marmo, Erik Glass, Fred Deters, Main file

On motion of Alderman Solis, the said proposed substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Fioretti, Dowell, Burns, Hairston, Sawyer, Holmes, Harris, Beale, Balcer, Pope, Cárdenas, Quinn, Foulkes, Thompson, Thomas, Lane, O'Shea, Cochran, Brookins, Muñoz, Zalewski, Chandler, Solis, Maldonado, Burnett, Ervin, Graham, Reboyras, Suarez, Waguespack, Mell, Austin, Colón, Sposato, Mitts, Cullerton, Laurino, M. O'Connor, Reilly, Smith, Tunney, Arena, Capplemann, Pawar, Osterman, Moore, Silverstein -- 48.

Nays -- None.

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to these ordinances in previous and unrelated matters.

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map No. 1-E.*  
(As Amended)  
(Application No. 17780)  
(Common Address: 200 -- 214 N. Michigan Ave.)

BB PD 1229

[SO2013-5510]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the DX-16 Downtown Mixed-Use District symbols and indications as shown on Map Number 1-E in an area bounded by:

a line 166.30 feet north of and parallel to East Lake Street; North Michigan Avenue; East Lake Street; and North Garland Court,

to the designation of Residential-Business Planned Development Number 1229 which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential-Business Planned Development Number 1229.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1229 consists of approximately 21,706 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, 200 North Michigan Owner LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys, or grants of easements, or adjustments of right-of-way, shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assignees, or grantees and approval by the City Council.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an FAR Bonus Calculation Worksheet; an Existing Zoning Map; a General Land-Use Map; a Planned Development Boundary and Property Line Map; an Existing Site Plan; a Site Plan; a Lower Level 1 Plan; Level 3 Parking Plan; Level 4 Parking Plan; Level 5 Parking Plan; Level 5.5 Parking Plan; a Landscape and Green Roof Plan; East, South, West and North Building Elevations; Garland Court/ West Podium Elevation; Exhibits depicting bonus for Parking Concealed by Occupiable Spaces; Exhibit depicting bonus for Upper Level Setback prepared by bKL Architecture LLC dated December 19, 2013. Full-size copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall control. This planned development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this planned development ordinance and the Zoning Ordinance, this planned development ordinance shall control.
5. The following uses shall be allowed within the area herein delineated as Residential Business Planned Development: all uses permitted in the DX-16 Downtown Mixed-Use District Residential Use Group and Commercial Use Group (except Bed and Breakfast, Hotel/Motel, Non-Accessory Parking, Residential Storage Warehouse, and the Vehicle Sales and Service Use Category), related and accessory uses, and accessory parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the planned development, subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited within the boundary of the planned development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply.



The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a Net Site Area of 21,706 square feet.

|           |      |
|-----------|------|
| Base FAR: | 16.0 |
|-----------|------|

The improvements to be constructed on the Property will utilize the following series of FAR Bonuses:

|                     |      |
|---------------------|------|
| Affordable Housing: | 2.40 |
|---------------------|------|

|                       |      |
|-----------------------|------|
| Upper Level Setbacks: | 1.44 |
|-----------------------|------|

|   |      |
|---|------|
| Parking Concealed by<br>Occupiable Space: | 1.79 |
|---|------|

|            |       |
|------------|-------|
| Total FAR: | 21.63 |
|------------|-------|

The required three (3) 10 feet by 25 feet loading spaces may be located in Lower North Michigan Avenue subject to a grant of privilege approved by the City Council.

9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this planned development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by

the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.

13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enable and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The project will be LEED certified and will provide an approximately 9,537 square foot green roof to cover at least 50 percent of the net roof area of the building. "Net roof area" is defined as total roof area minus any required perimeter setbacks, roof top structures, and roof-mounted equipment.
15. The applicant commits to provide and fully-fund the following infrastructure improvements prior to issuance of the final occupancy certificate for the project:

The relocation of seven existing planters located in front of the Property on Michigan Avenue to the following locations:

1. 852 South Wabash Avenue;
2. 907 South Wabash Avenue;
3. 915 South Wabash Avenue;
4. 917 South Wabash Avenue;
5. 1001 South Wabash Avenue;
6. 1011 South Wabash Avenue; and
7. 1021 South Wabash Avenue.

The funding and provision of all infrastructure improvements detailed in this statement 15: A) will be the responsibility of the applicant, B) will be subject to review

and installation scheduling by the Department of Transportation, and C) must be in accordance with the Department of Transportation Construction Standards for Work in the Public Way in compliance with the Municipal Code of the City of Chicago.

16. Pursuant to Section 17-4-1004-B of the Zoning Ordinance, the applicant has requested an increase in the floor area ratio for the Property, as set forth in the Bonus Worksheet required under Section 17-4-1003-D and attached hereto as an exhibit. Any developer of a building receiving an affordable housing floor area bonus ("Eligible Building") must either provide on-site affordable housing units or make a cash payment to the City's Affordable Housing Opportunity Fund. The Applicant has elected to make a cash payment in lieu of providing on-site affordable housing units. In accordance with the formulas set forth in Section 17-4-1004-C and the Bonus Worksheet, the applicant acknowledges and agrees that it must make a cash payment in the amount of \$1,291,931.20 ("Cash Payment"). The applicant must make the required Cash Payment before the issuance of any building permits for the Eligible Building, including, without limitation, excavation or foundation permits, and must comply with all applicable affordable housing standards and requirements set forth in Section 17-4-1004, the terms of which are incorporated herein by this reference.
17. Unless construction of the new improvements contemplated in this planned development has commenced within four years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the Property shall automatically revert to the DX-16 Downtown Mixed-Use District classification.

[Existing Zoning Map; General Land-Use Map; Planned Development Boundary and Property Line Map; Existing Site Plan; Site Plan; Lower Level 1 Plan; Level 3 Parking Plan; Level 4 Parking Plan; Level 5 Parking Plan; Level 5.5 Parking Plan; Landscape and Green Roof Plan; North, South, East and West Building Elevations; Garland Court/ West Podium Elevation; Parking Concealed by Occupiable Spaces; and Upper Level Setbacks referred to in these Plan of Development Statements printed on pages 74749 through 74767 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

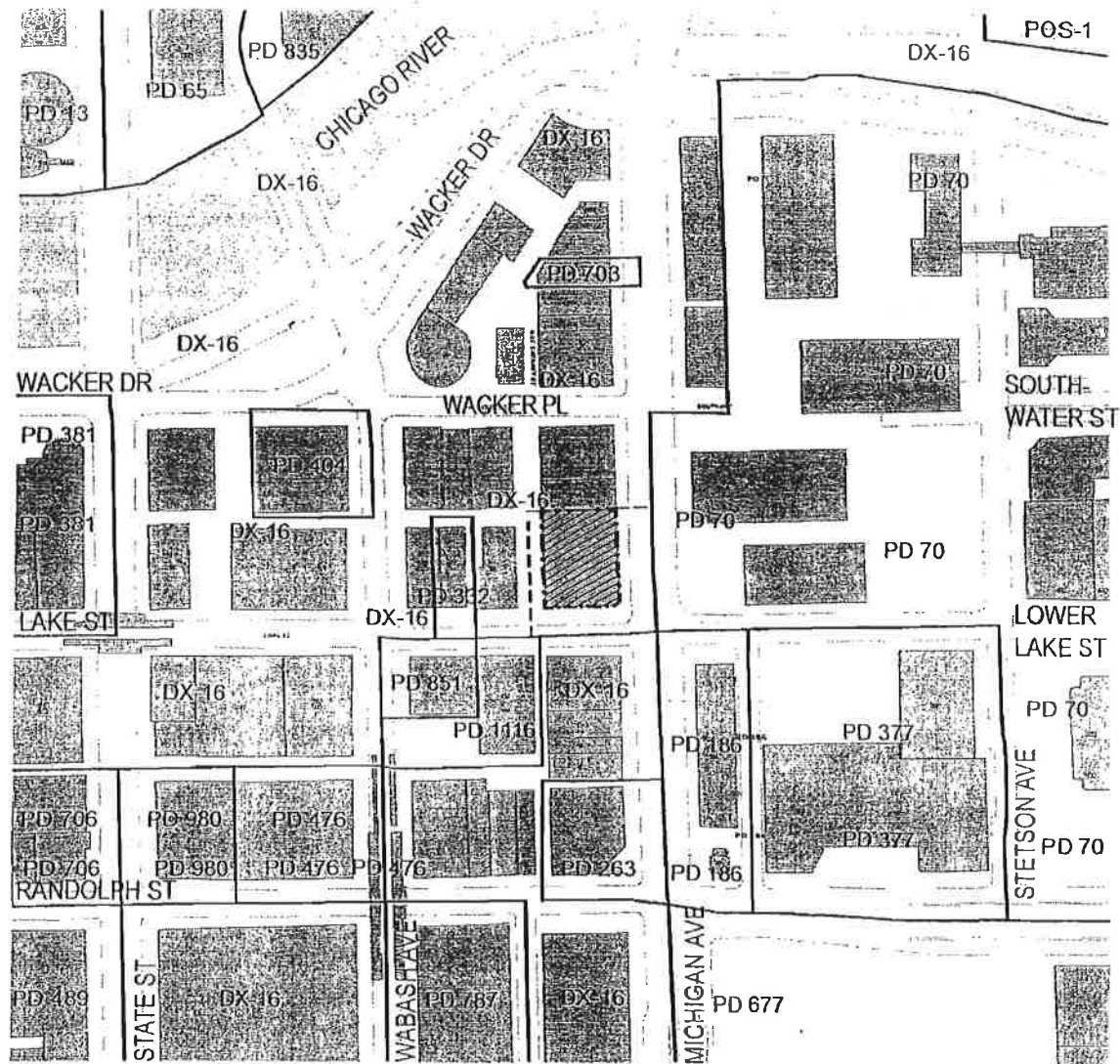
74748

JOURNAL--CITY COUNCIL--CHICAGO

2/5/2014




*Bulk Regulations And Data Table.*

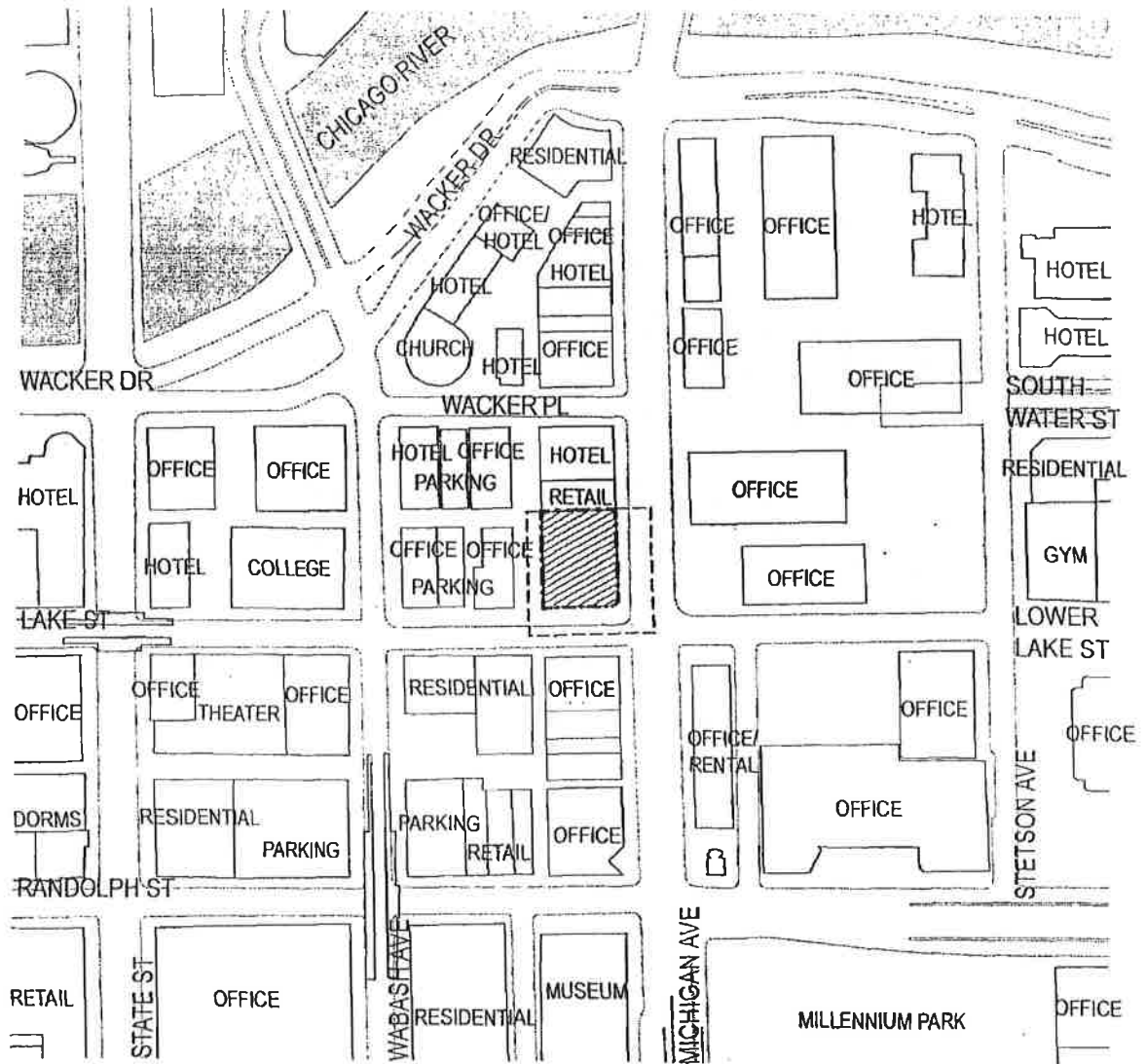
|  |  |
|--|--|
| Gross Site Area:                                       | 45,110 square feet                               |
| Area in Public Way:                                    | 23,404 square feet                               |
| Net Site Area:   | 21,706 square feet                               |
| Maximum Floor Area Ratio:                              | 21.63  |
| Base Floor Area Ratio:                                 | 16.00  |
| Affordable Housing:                                    | 2.40   |
| Upper Level Setbacks:                                  | 1.44   |
| Parking Concealed by Occupiable Space:                 | 1.79   |
| Maximum Percent of Site Coverage:                      | 100 percent                                      |
| Minimum Number of Off-Street Accessory Parking Spaces: | 125 spaces                                       |
| Minimum Number of Loading Berths:                      | 3 at 10 feet by 25 feet (See Statement Number 8) |
| Minimum Number of Bicycle Spaces:                      | 50   |
| Minimum Required Setbacks:                             | none   |
| Maximum Height:  | 515 feet   |
| Maximum Dwelling Units:                                | 402  |
| Minimum Number of Efficiency Units:                    | 130  |
| Maximum Percentage of Efficiency Units:                | 50 percent                                       |
| Maximum Commercial Area:                               | 24,990 square feet                               |



EXISTING ZONING MAP  
Scale: N.T.S.






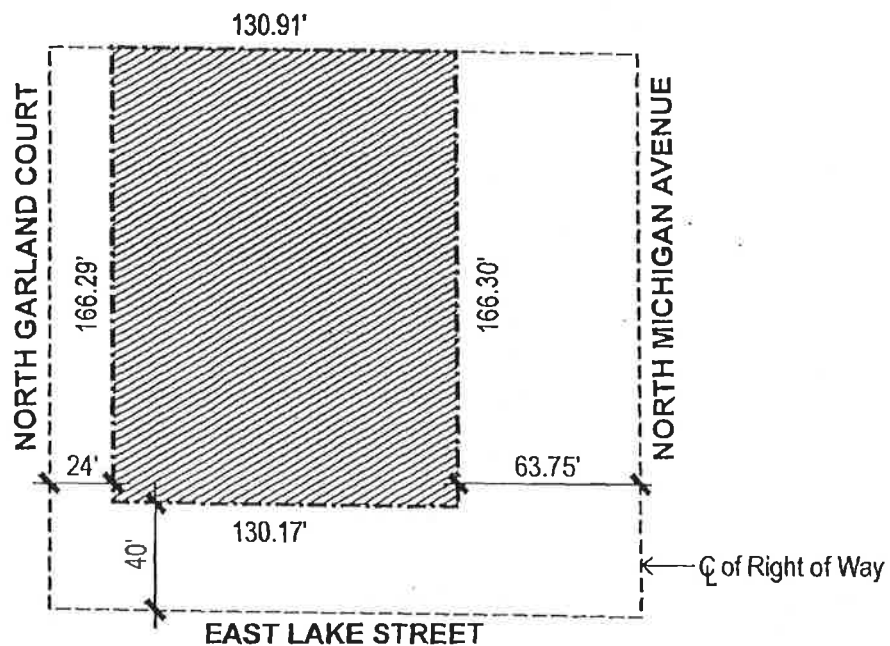
-  Subject Property
-  Property Line
-  Planned Development Boundary



GENERAL LAND-USE MAP  
Scale: N.T.S.






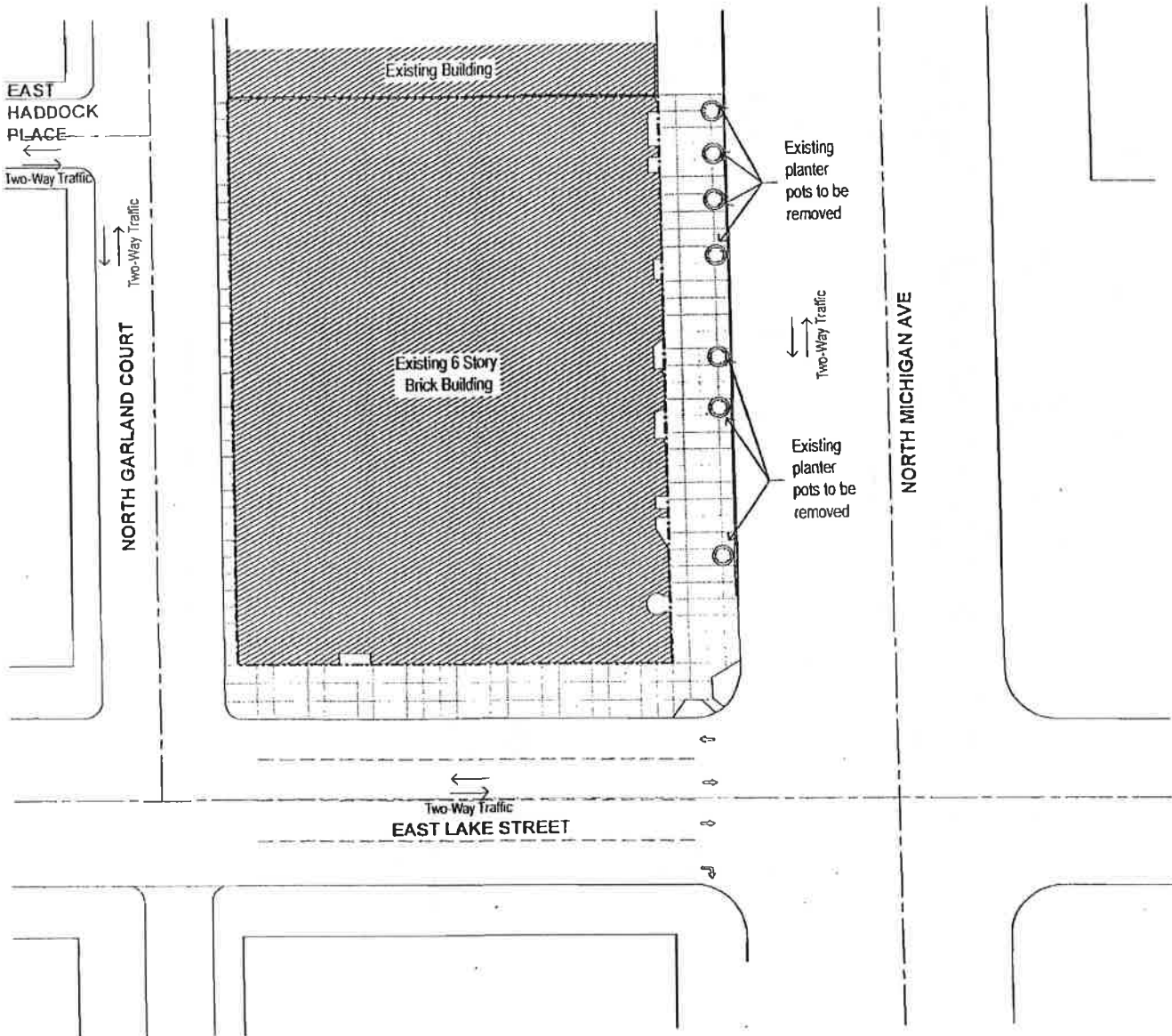
-  Subject Property
-  Property Line
-  Planned Development Boundary



PLANNED DEVELOPMENT BOUNDARY  
AND PROPERTY LINE MAP  
Scale: N.T.S.



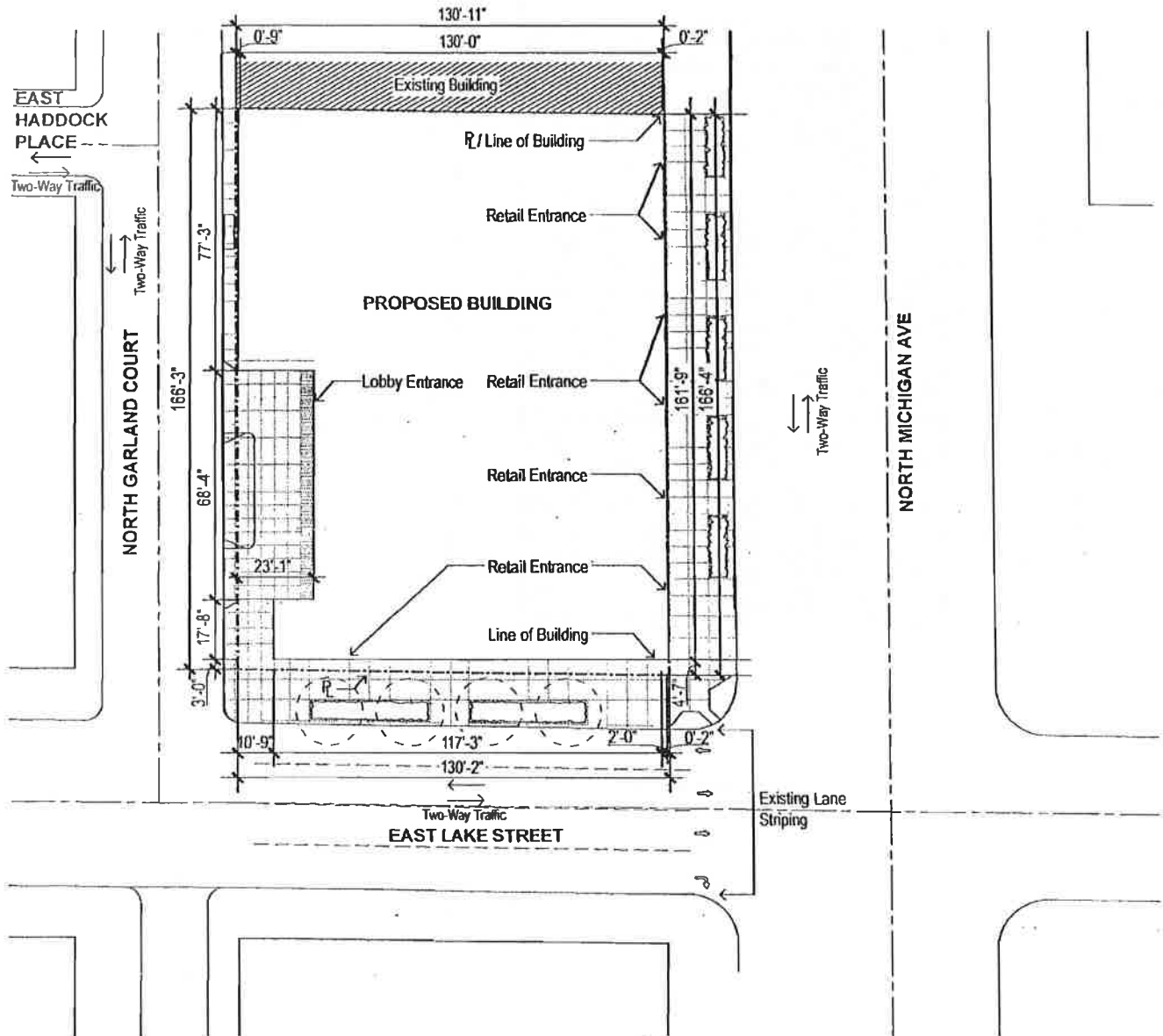
-  Subject Property
-  Property Line
-  Planned Development Boundary



EXISTING SITE PLAN  
Scale: N.T.S.

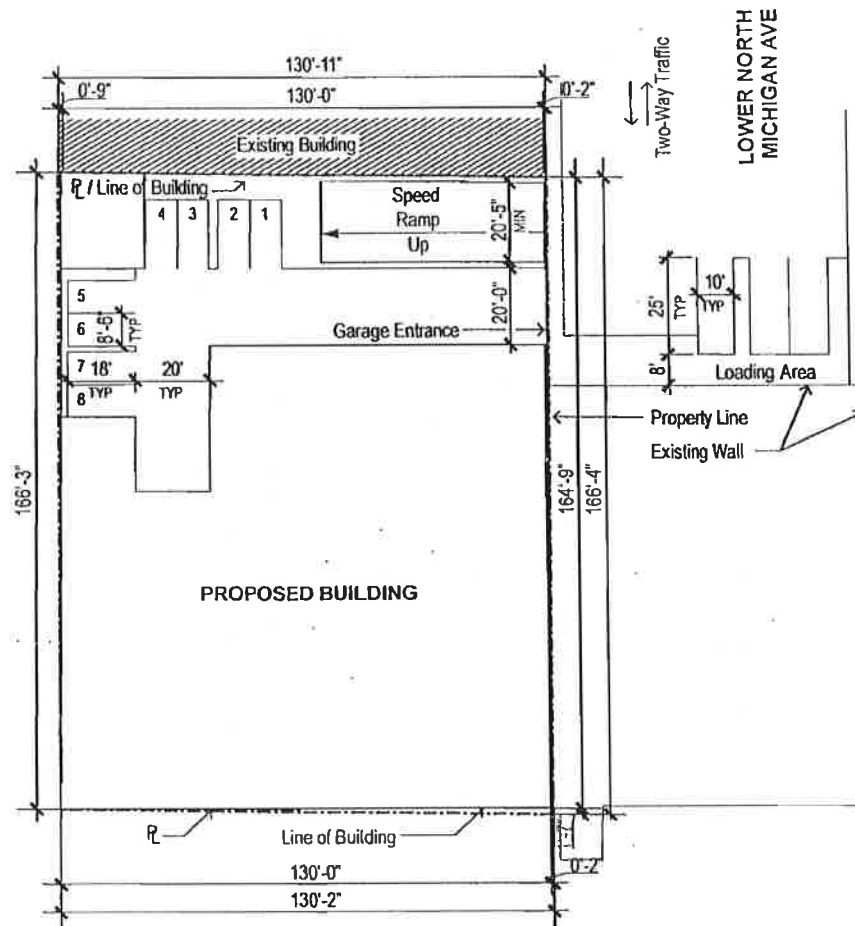






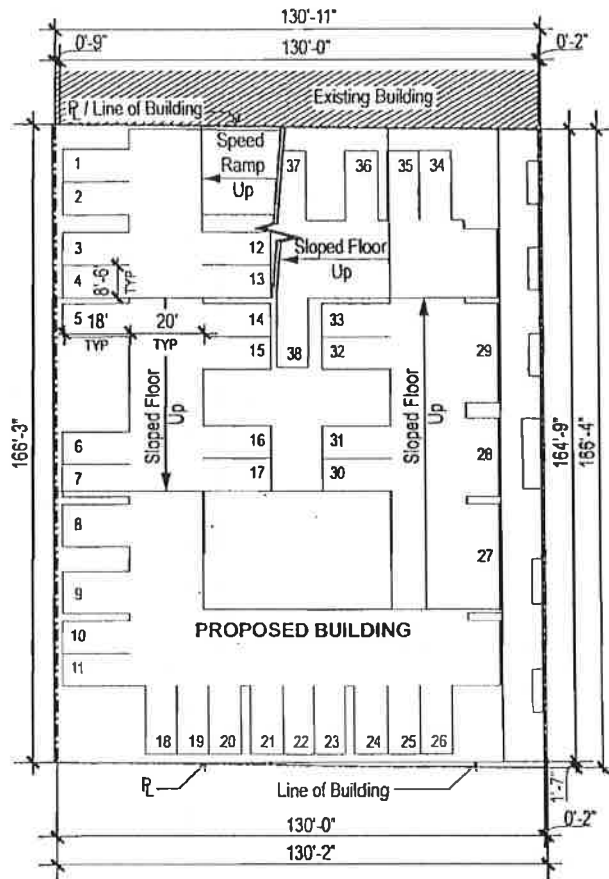
SITE PLAN  
Scale: N.T.S.





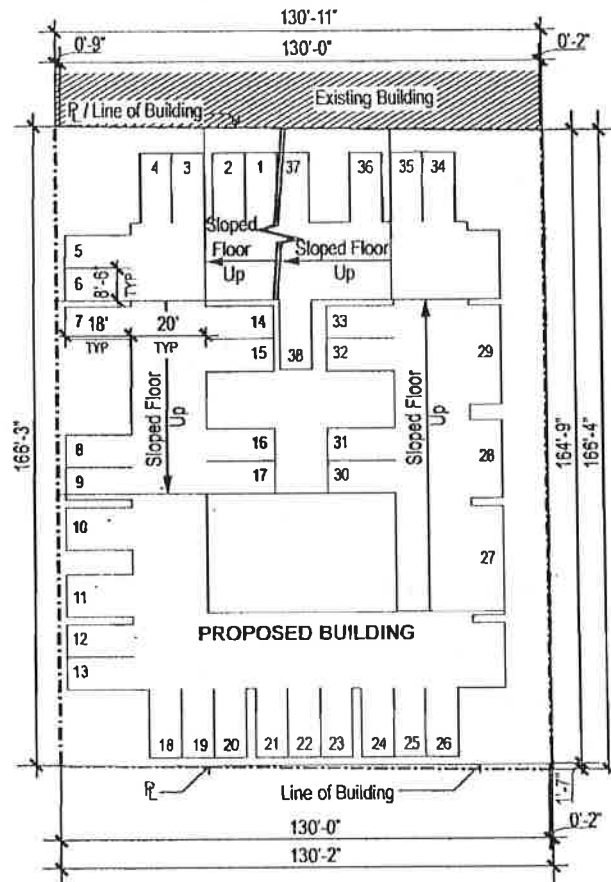
LOWER LEVEL 1 PLAN  
Scale: N.T.S.





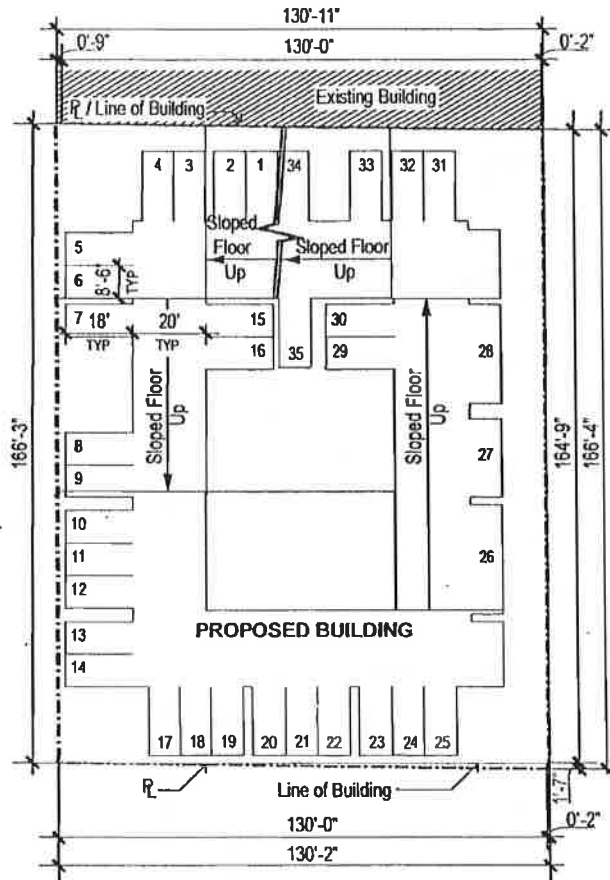
LEVEL 3 PARKING PLAN  
Scale: N.T.S.





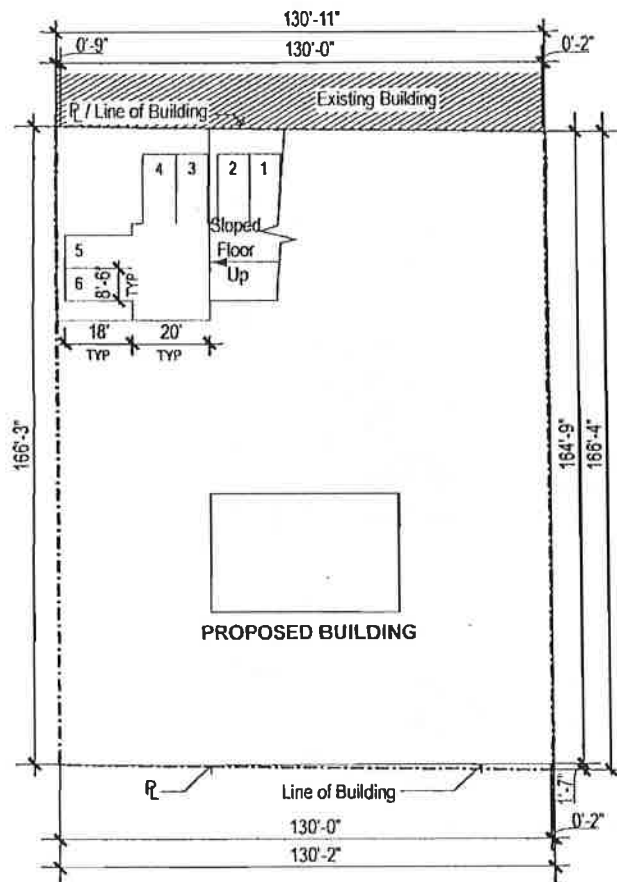
LEVEL 4 PARKING PLAN  
Scale: N.T.S.





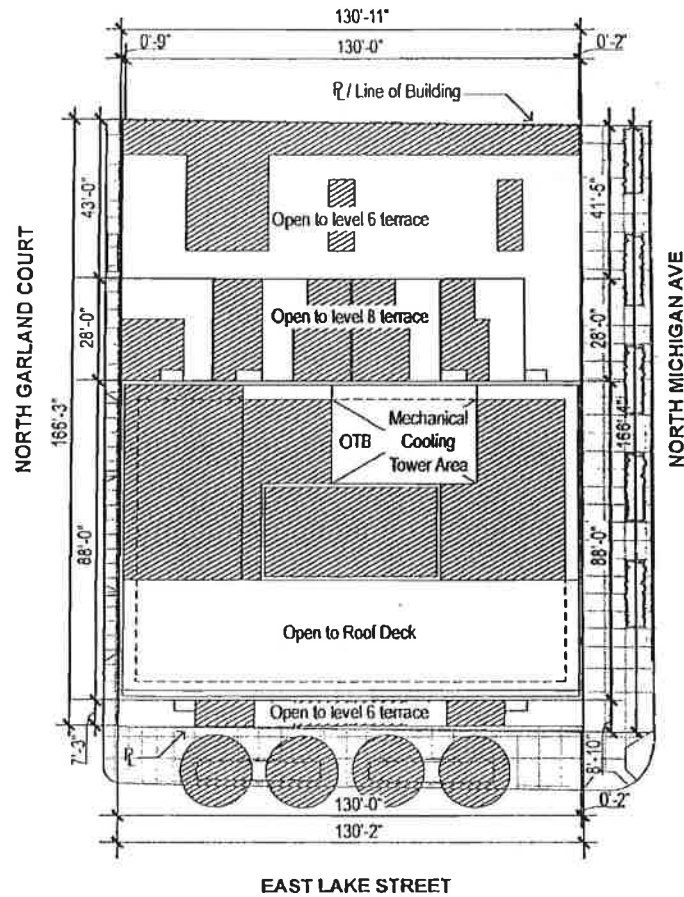
LEVEL 5 PARKING PLAN  
Scale: N.T.S.





LEVEL 5.5 PARKING PLAN  
Scale: N.T.S.





LANDSCAPE & GREEN ROOF PLAN  
Scale: N.T.S.



#### Roof Area

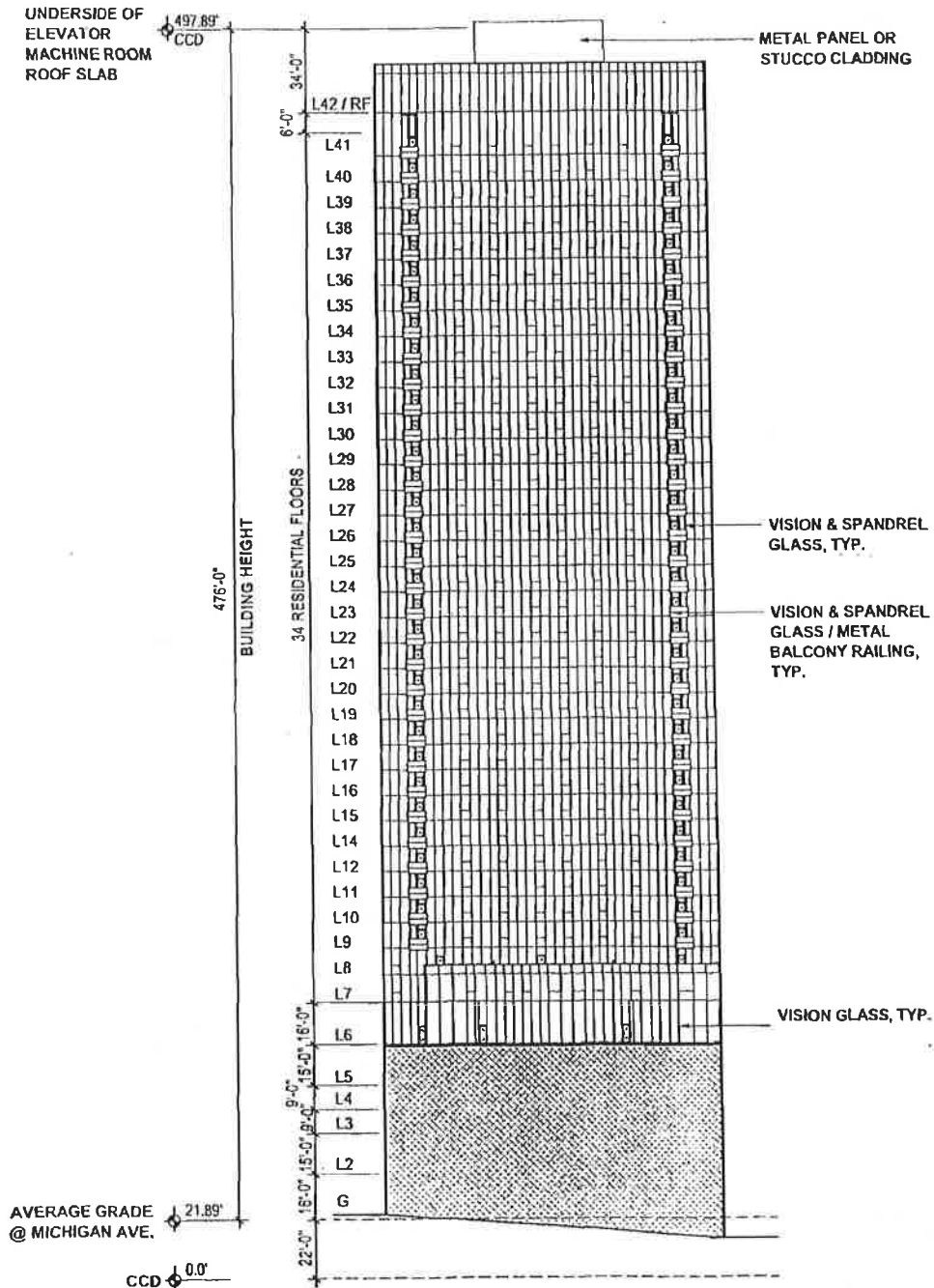
|                         |              |
|-------------------------|--------------|
| Overall Gross Roof Area | 21,618 sq ft |
| Overall Net Roof Area   | 18,769 sq ft |
| Total Green             | 9,537 sq ft  |
| % Green                 | 50.8%        |



Proposed shade  
street trees

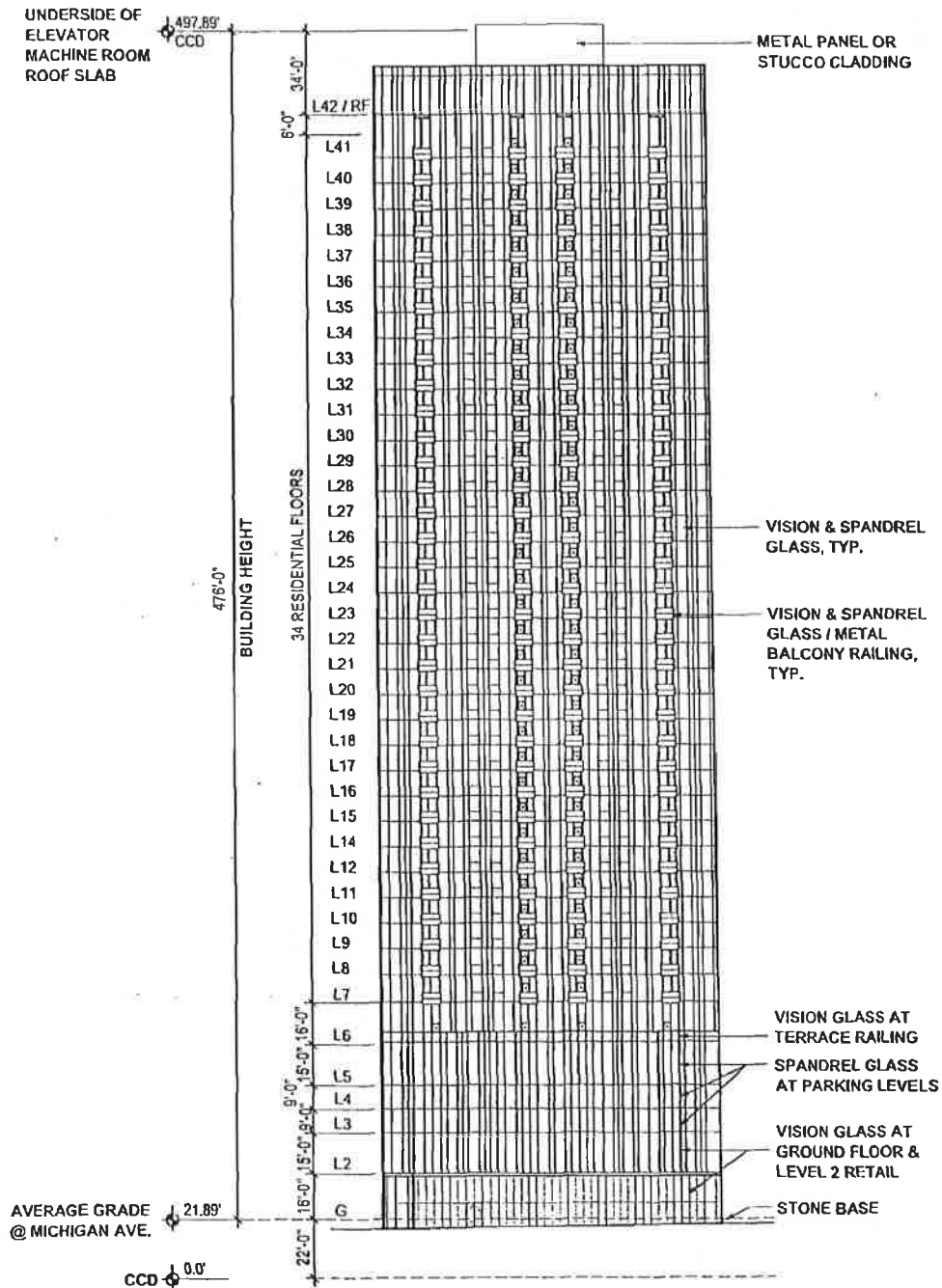


Greenroof

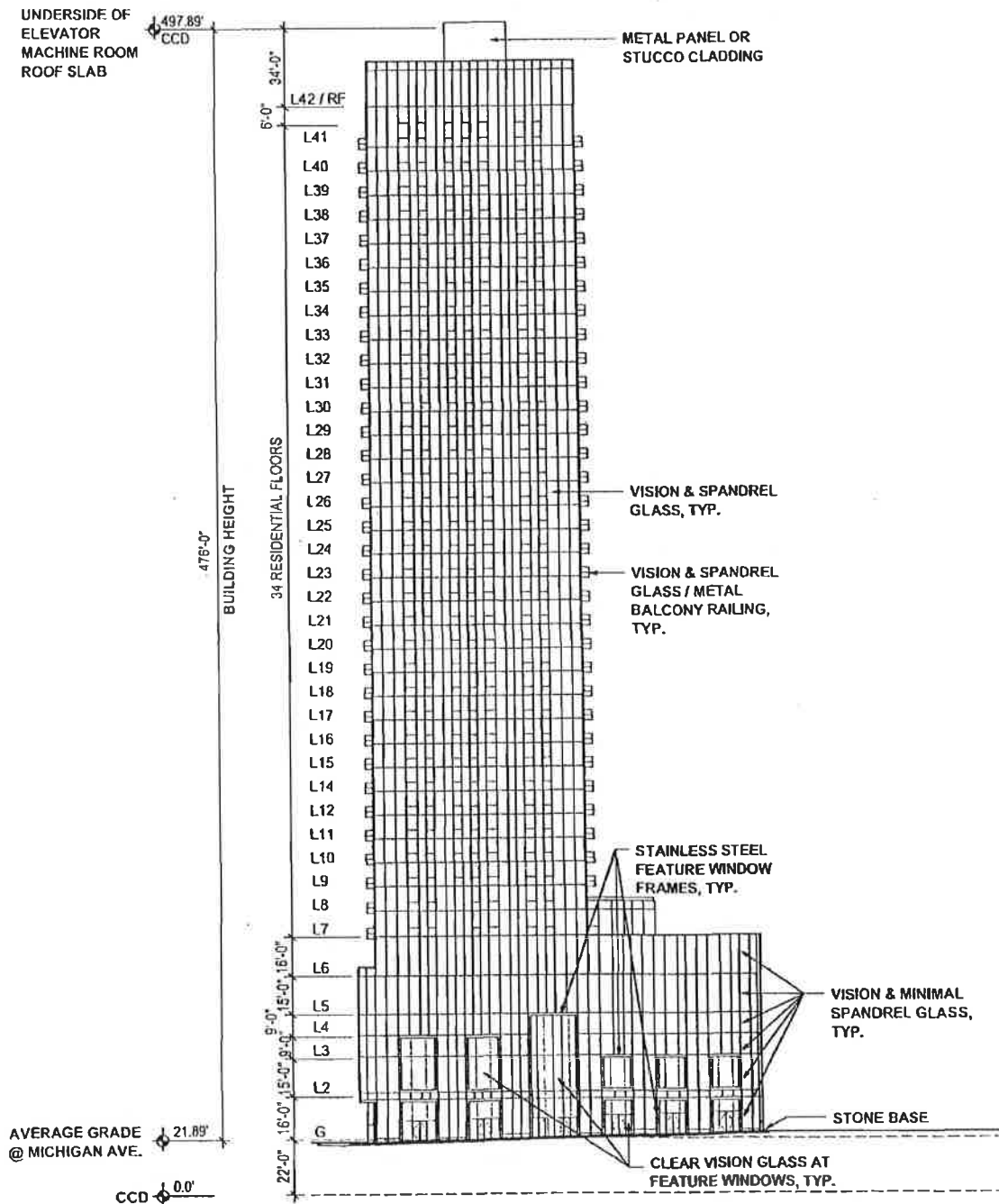


NORTH BUILDING ELEVATION  
Scale: N.T.S.

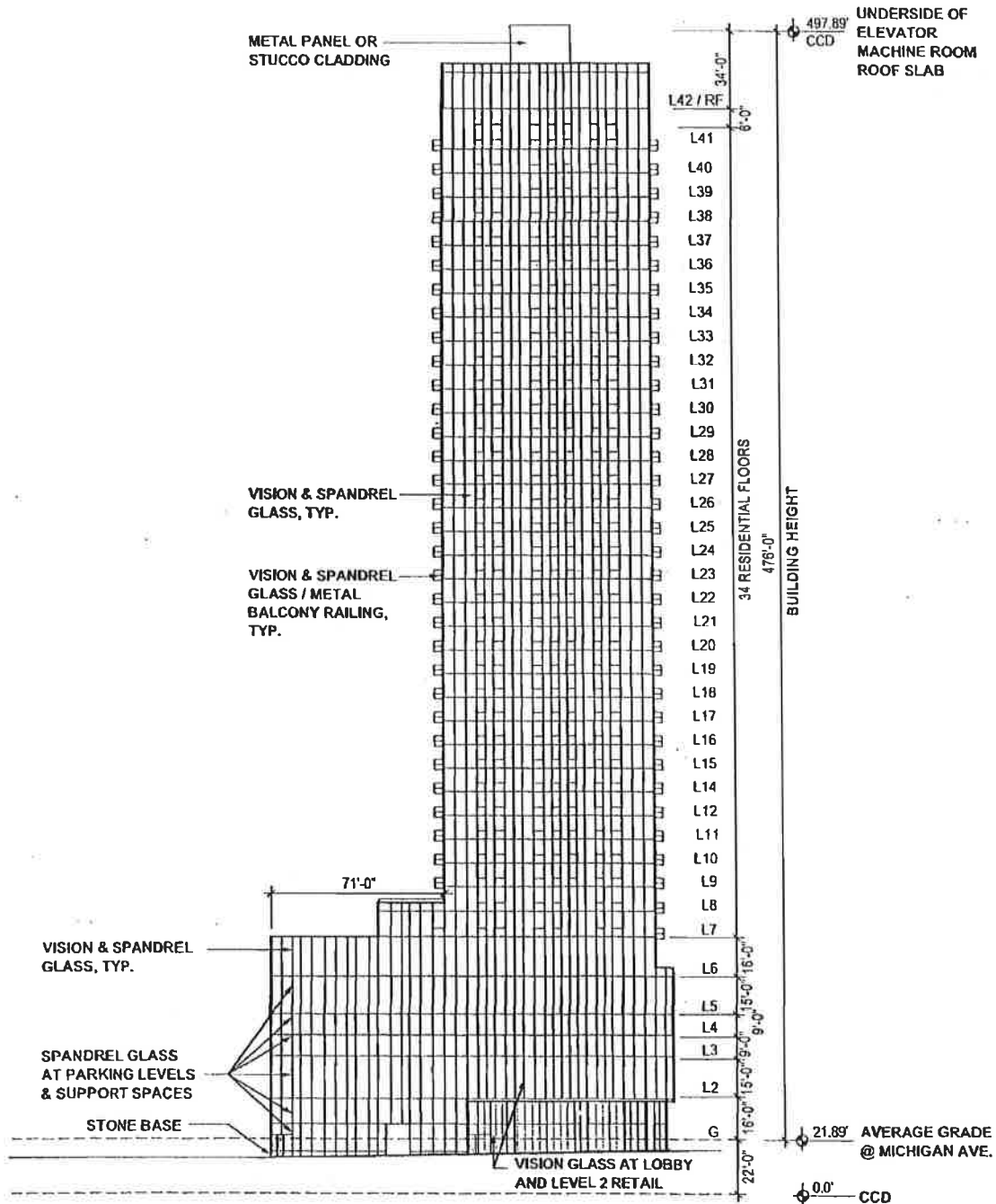




SOUTH BUILDING ELEVATION  
Scale: N.T.S.

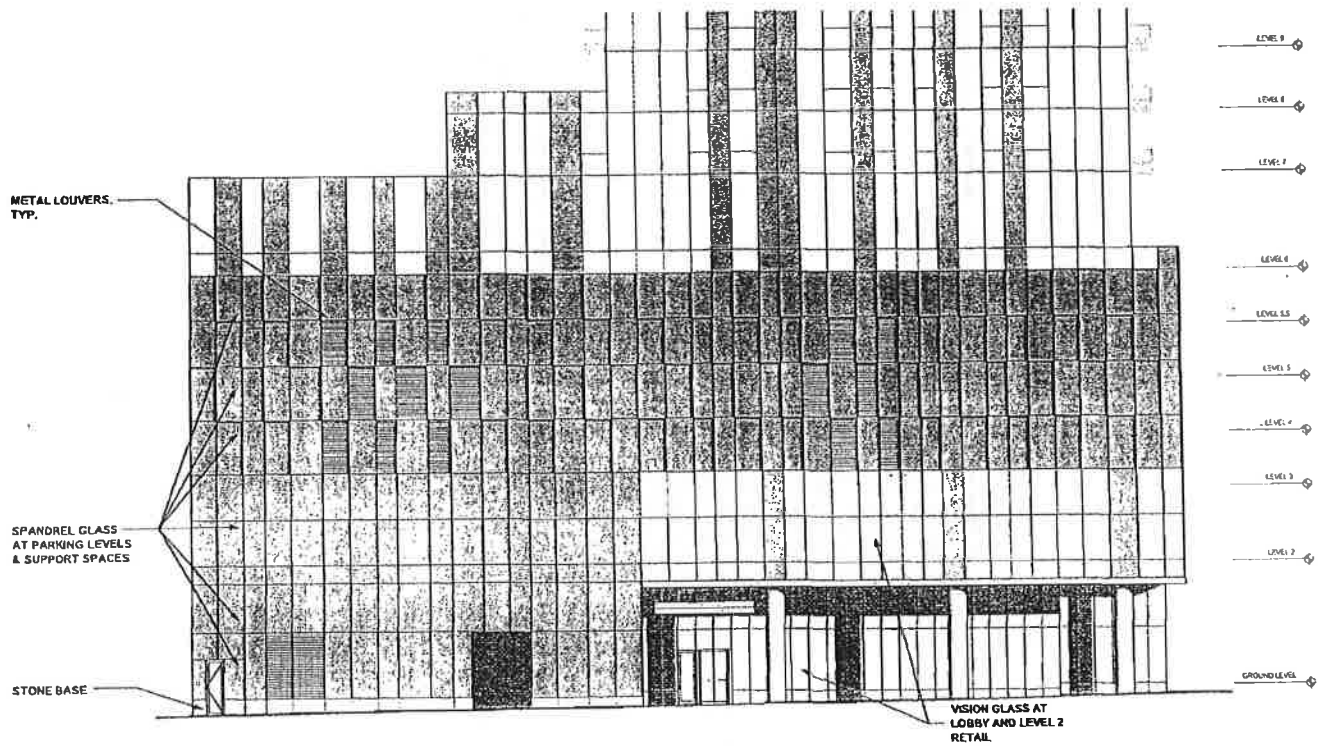


EAST BUILDING ELEVATION  
Scale: N.T.S.

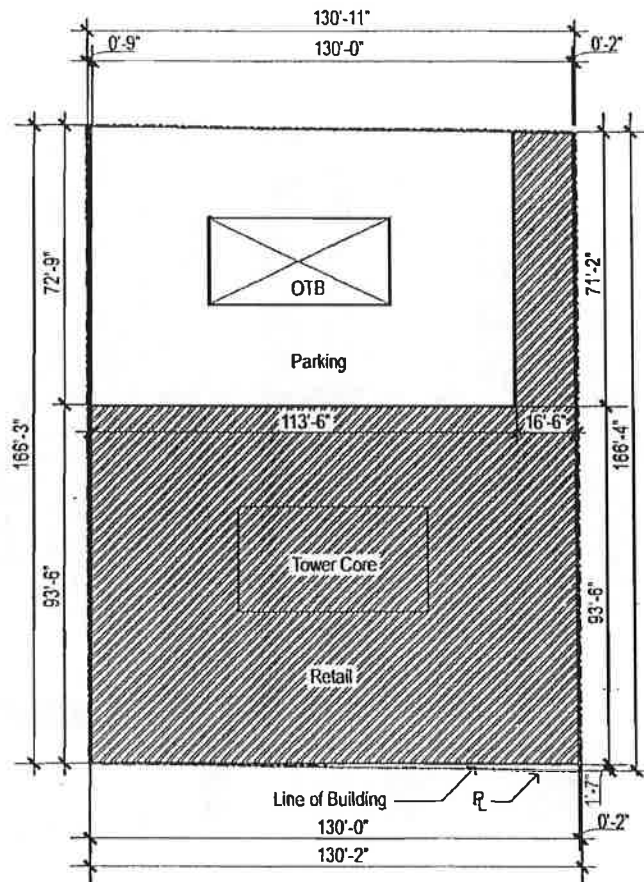


WEST BUILDING ELEVATION

Scale: N.T.S.



GARLAND STREET / WEST PODIUM ELEVATION  
Scale: N.T.S.



LEVEL 2 PLAN DIAGRAM

EXHIBIT 1.1  
PARKING CONCEALED BY OCCUPIABLE SPACES  
Scale: N.T.S.



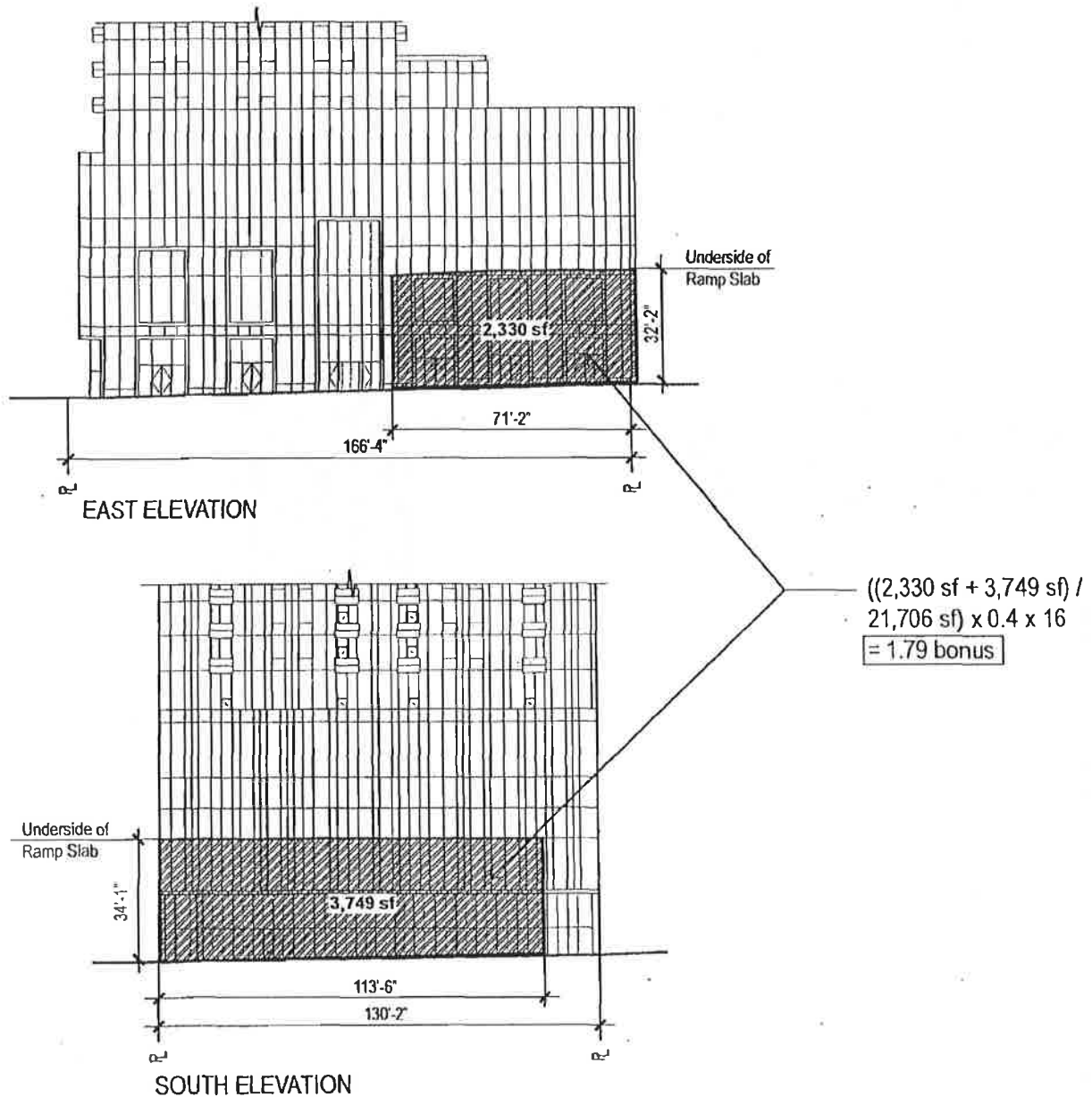
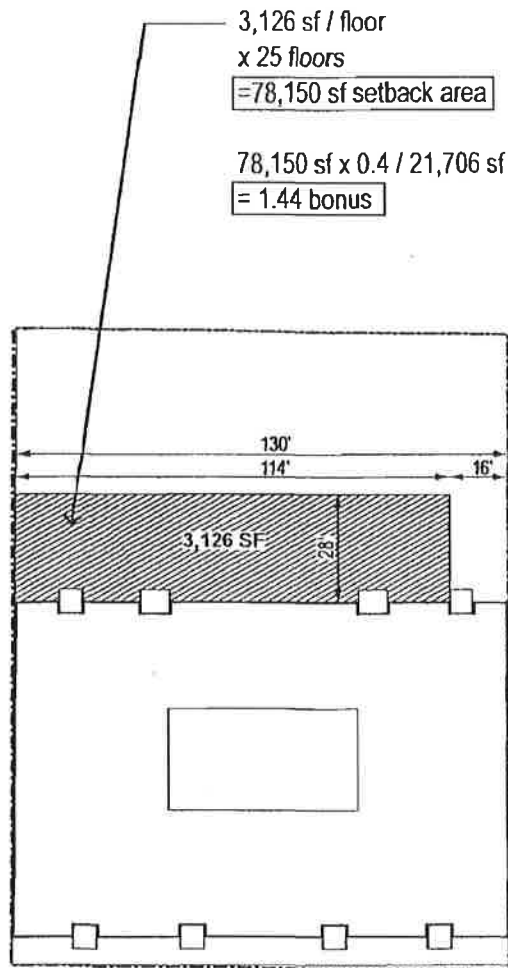
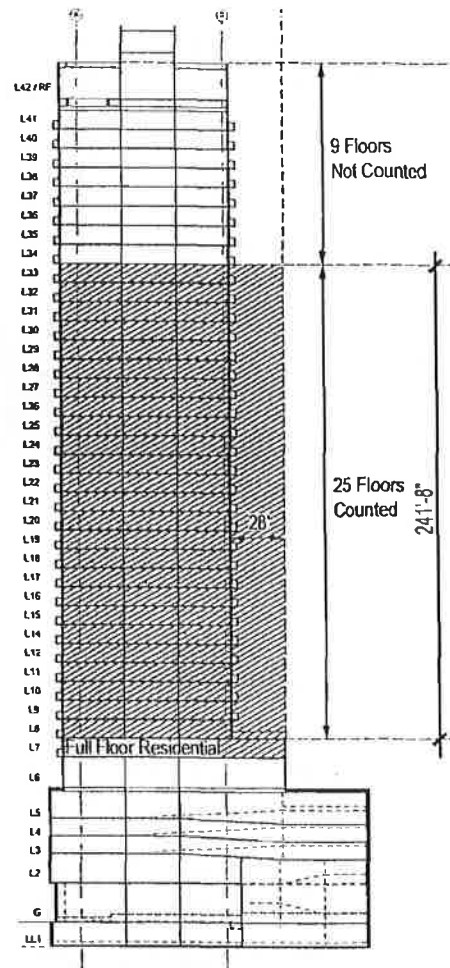


EXHIBIT 1.2  
PARKING CONCEALED BY OCCUPIABLE SPACES  
Scale: N.T.S.





PLAN DIAGRAM



SECTION DIAGRAM

EXHIBIT 2  
 UPPER LEVEL SETBACKS  
 Scale: N.T.S.

